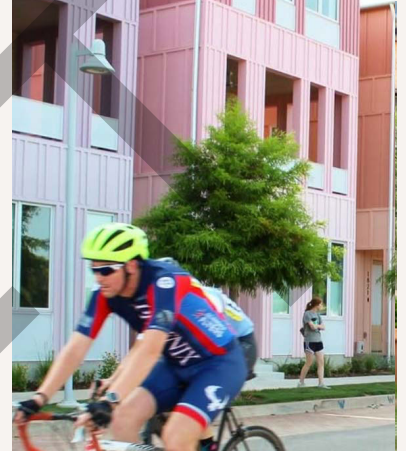


25 APRIL 2026



# CULDESAC MESA

INFILL INCENTIVE PLAN  
REZONING NARRATIVE

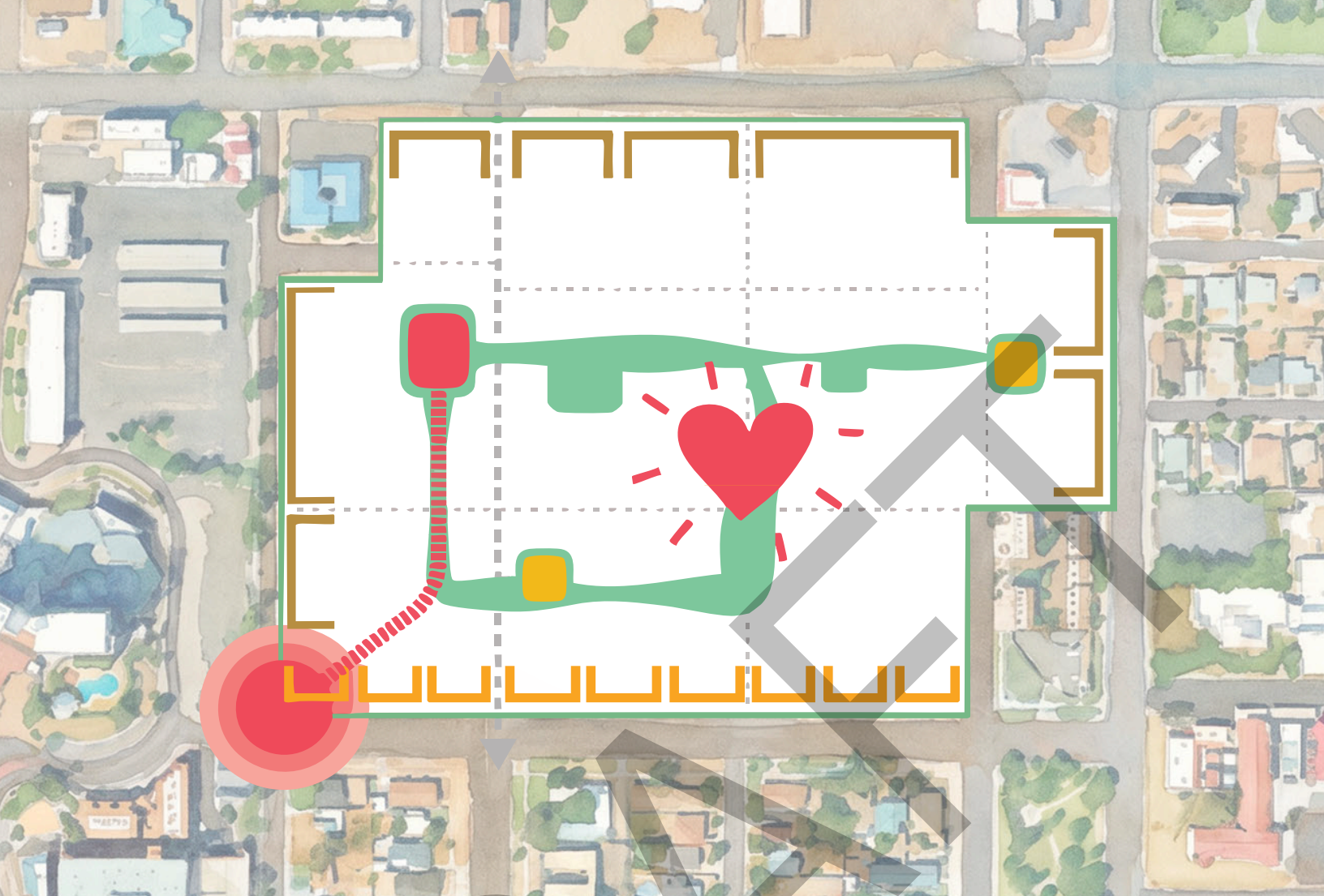
# CREATING BEAUTY IN THE EVERYDAY

We believe beauty is found in the rhythms of daily life.

It lives in the small, repeated experiences that shape our lives: walking to coffee, seeing neighbors, sitting in the shade, watching children play, opening a door onto a living street, or feeling at ease in spaces designed for people. These are not incidental moments. They are the foundation of connection, belonging, and a life well lived.

That is our purpose. We develop more than buildings and streets. Through the enduring principles of human-centered design, we build beauty into the everyday. We create neighborhoods that connect people to place, help local businesses take root, and foster a culture of belonging. We shape places that expand housing and transportation choices. We craft neighborhoods that become the backdrop of our lives.

We build community.



## REQUEST

Culdesac is requesting approval to rezone a ±26-acre site located generally southwest of the intersection of East University Drive and North Mesa Drive in downtown Mesa, from the Downtown Core District (DC) to the Infill Development 2 District (ID-2). Approval of this request will enable the redevelopment of a vacant, underutilized site into a compact, walkable urban neighborhood that broadens housing and transportation choices for Mesa residents.

The project will bring approximately 1,000 housing units to Downtown Mesa across a mix of building types, ranging from middle housing to mid-rise buildings, and may include a limited amount of high-rise development. The project will also include ~50,000+ square feet of neighborhood-serving commercial and residential amenity space. Development is planned in three phases, with Phase One delivering ~140 for-sale townhomes.

The neighborhood centers public life in all stages of planning, design, and development, creating a place where housing, retail, mobility, and community life work together to form an active, memorable, and distinctly Mesa neighborhood.

The scale, complexity, and long-standing development challenges of the site require a comprehensive and flexible regulatory framework, making the ID-2 District and Infill Incentive Plan the appropriate mechanism to implement this vision.

# BACKGROUND

Culdesac Mesa is embedded in the broader transformation already underway in Downtown Mesa. Downtown is the cultural heart of the city and a true mixed-use district. New housing, the expansion of Arizona State University, strategic public and private investment, and an ongoing emphasis on arts, culture, and walkability are reshaping downtown into a more connected, vibrant, and active place. Culdesac Mesa builds on that momentum by introducing a new neighborhood adding housing, businesses, and daily activity complementary to Downtown.

Culdesac Mesa also advances Mesa's long-range planning efforts, which prioritize walkable development, transit access, connected open space, and high-quality pedestrian environments. The City and its residents have long envisioned this vacant site as a transformative mixed-use neighborhood that would strengthen Downtown and expand local housing opportunities.

The City's Transform 17 planning work established a clear vision for the site with these objectives in mind:

- Retain and adapt the historic street grid,
- Introduce a residential core with thoughtful connections to adjacent neighborhoods,
- Create flex blocks with complementary commercial uses, and connect the site to Downtown, light rail, and surrounding destinations through safe, and
- Comfortable walking and biking routes.

Culdesac is uniquely positioned to implement this vision. As a real estate developer and neighborhood manager, Culdesac focuses on creating walkable, mixed-use communities that foster belonging, expand transportation choice, and support thriving local economies. Across its projects, Culdesac applies a consistent framework grounded in human-scaled design, integrated public space, and a mix of housing and neighborhood-serving retail.





## OUR VISION

Designed for everyday living in the heart of Mesa. Culdesac Mesa is grounded in a network of human-scaled spaces: a memorable central core, vibrant paseos as gateways, flexible community hubs, residential edges that support neighborhood bonds, and a green loop with integrated play and quiet moments of retreat. The result is a holistic neighborhood that feels distinctly Mesa—grounded in its history, arts, climate, and culture—while also being forward-looking and innovative.

Culdesac Mesa is organized around seven vision pillars that guide planning, design, and implementation:

- **The American Dream, Updated**

Expands access to homeownership within a compact, walkable neighborhood that reflects a more connected and sustainable future.

- **A Neighborhood That Listens**

Embraces an iterative, community-informed approach that evolves through ongoing engagement and feedback.

- **Smart, Efficient Quality**

Delivers durable, high-quality design through simple, thoughtful, and cost-effective strategies.

- **Life in Concert with the Sonoran Desert**

Responds to the desert climate with shaded, comfortable, and environmentally attuned outdoor spaces.

- **Place-Powered Social Fabric**

Strengthens community through shared spaces designed to foster daily interaction and connection.

- **Neighborhood Shops, Steps from Regional Culture**

Creates a local retail environment that serves daily needs while connecting to Downtown Mesa's cultural corridor.

- **A Bridge to Tomorrow's Autonomous Reality**

Supports a car-lite lifestyle today while preparing for a more flexible, multimodal, and autonomous future.

# OUR GOALS

The Site, formally known as Site 17, has remained largely vacant for over two decades despite multiple redevelopment efforts. Its transformation represents an opportunity to both honor the history of the surrounding community and contribute to Downtown Mesa's next chapter. City of Mesa staff have completed extensive planning, public engagement, and analysis in order to create a framework for its redevelopment.

This work resulted in the Transform 17 conceptual plan, adopted by the Mesa City Council in 2019. In 2023, Mesa released a Request For Proposal (RFP) and selected Culdesac to develop the site. A Development Agreement and Purchase Agreement were adopted by the City Council in October 2025. The Infill Incentive Plan (IIP) creates a regulatory framework to implement Transform 17 guiding principles and works in conjunction with the adopted Development Agreement.

Rooted in community-developed Transform 17 guiding principles, Culdesac Mesa is guided by the following goals:

- **Vibrant & Active**

Includes uses and amenities that animate the district throughout the day and during all seasons of the year.

- **Good Neighbor**

Establishes a framework for development that is sensitive to the physical and visual character of the nearby historic districts and neighborhoods.

- **Varied District**

Provides a rich mix of dense urban uses; includes numerous types and forms of buildings that create an interesting and distinctive place.

- **Strengthens Downtown**

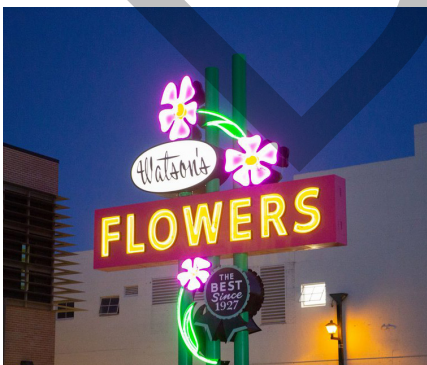
Supports and expands downtown development, growth, and investment rather than competing with the existing downtown core.

- **Publicly Accessible**

Provides a connected network of open spaces and shared auto, walking, and biking routes and transit stops that are safe and comfortable.

- **Complementary**

Provides uses and amenities that are currently missing in the downtown or contribute to the viability of existing or planned uses.



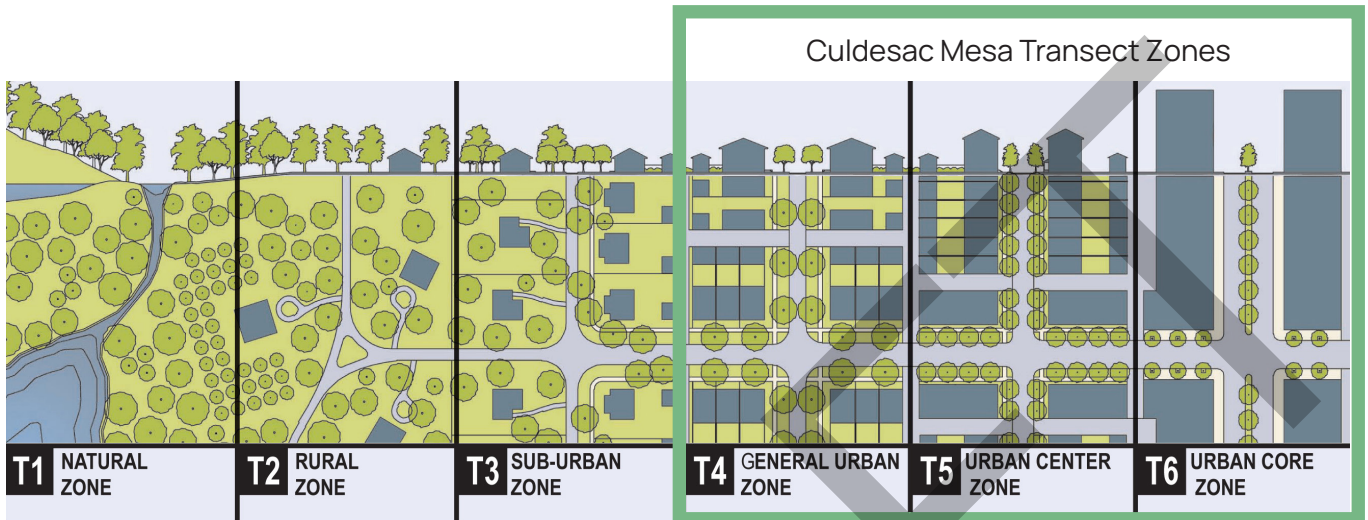


## OUR APPROACH

Walkable places are created through relationships between buildings, streets, and civic spaces. When thoughtfully arranged, these elements make walking safe, useful, interesting, and comfortable. Buildings, streets, and civic spaces create great places by working together, not by competing with each other for attention. Form-based codes are specifically organized to support the creation of these kinds of walkable environments. Mesa's Form-Based Code has already helped guide the redevelopment of Downtown Mesa into a walkable, authentic, and vibrant urban center.

The Infill Incentive Plan (IIP) enables this project to calibrate Mesa's Form-Based Code in response to the unique conditions of the site, as well as the project's vision and goals. It also enables the creation of a streamlined review process that aligns with the executed development agreement and that supports the efficient delivery of urban housing. In addition, the IIP provides Culdesac with the flexibility to take a creative approach to building community through interim uses and community programming.

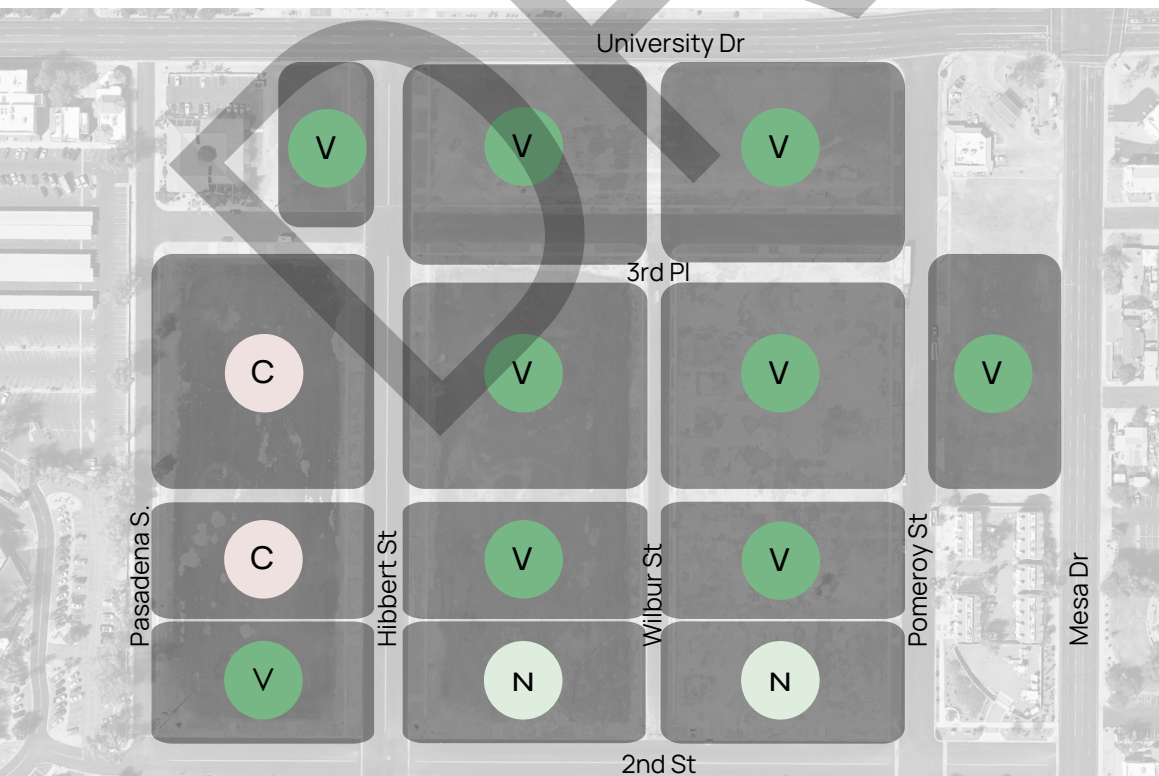
# OUR BUILDING BLOCKS



## BUILDING FORM

Culdesac Mesa uses transect zones to distribute the scale and intensity of development across the site and create a cohesive, context-aware neighborhood. Three Transect Zones calibrate Mesa's Form Based Code to the site. The southern portion of the site contains the least intense Zone, gradually transitioning to the taller and more intense zones located in the center and along the northern edge of the site.

## IIP REGULATING MAP



### Culdesac Transect Zones

- Neighborhood  
Based on T4NF Zone
- Village  
Based on T5MF Zone
- Campus Core  
Based on T6MS Zone

## NEIGHBORHOOD ZONE (T4NF)

Creates a compact, walkable environment composed primarily of small-footprint buildings that reflect the scale, massing, and rhythm of a traditional neighborhood. This Zone provides a transition from the predominantly residential historic district to the south of the site to the more intensely developed portions of Culdesac Mesa. Buildings are generally up to three stories in height and are organized along shorter blocks that are further broken up by pathways and lanes to support walkability and access. Limited small-footprint commercial spaces may be incorporated to incubate neighborhood serving businesses. Community programming and interim uses are also permitted to activate the site from day one and provide opportunities for residents and business owners to participate in shaping the character and use of the neighborhood over time.



Note: images are for illustrative purposes only and they are not intended to express specific design details, colors or materials.

## VILLAGE ZONE (T5MF)

Creates a medium- to high-intensity mixed-use neighborhood that serves as the social and commercial heart of Culdesac Mesa. This Zone is composed of housing, shops, restaurants, live-work spaces, and community-serving uses organized around a connected network of streets and public spaces. Buildings collectively define a continuous, pedestrian-oriented public realm and reinforce an active street environment through minimal setbacks, frequent entrances, and ground-floor activation. Buildings generally range from three to twelve stories in height. They are scaled to frame streets and public spaces with a strong sense of enclosure, shade, and urban character. Commercial spaces within the Village Place Type Zone support the establishment, expansion, and long-term growth of local businesses. Public spaces should be designed to accommodate markets, special events, and other community gatherings that serve residents while also drawing visitors from the surrounding area and the broader region.



## CAMPUS CORE ZONE (T6MS)

Creates a high-intensity, pedestrian-focused district that could support the long-term expansion of Arizona State University's Mesa Campus, including student housing and/or complementary academic, institutional, civic, and mixed-use development. This Zone is intended to accommodate the tallest buildings on the site, including mid-rise and high-rise forms, in an environment shaped by interconnected streets, active ground floors, and integrated open spaces. Development in the Campus Core creates a distinctive district character that supports campus-style life, nearby student activity, and a concentration of residents and uses within a highly walkable urban setting. Building frontages reinforce a cohesive public realm, while larger building forms should be designed to maintain pedestrian comfort through articulation, shading, and thoughtful massing.





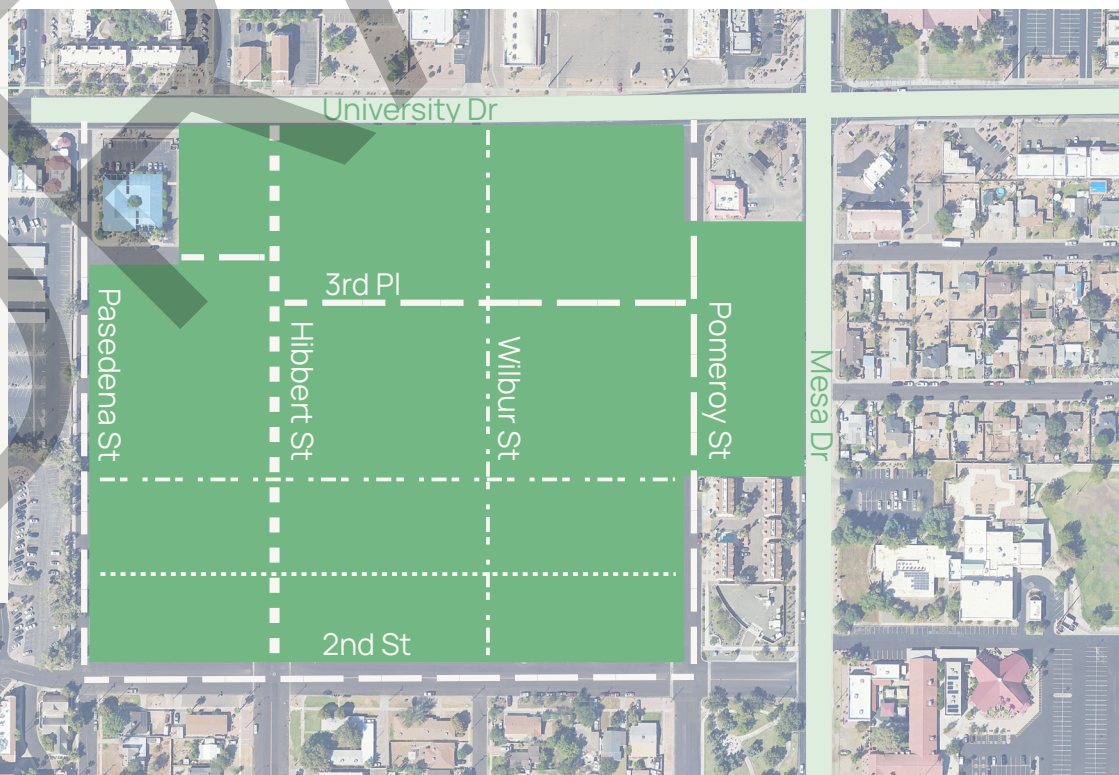
# THOROUGHFARES

In order to facilitate the creation of a walkable urban neighborhood, Culdesac Mesa builds on Mesa's Form Based Code Thoroughfares Types. Modifications are necessary to address utility conflicts and respond to the program of the site.. The cornerstone of Culdesac Mesa's walkability is its thoroughfares. Having destinations nearby does not guarantee walkability; streets become walkable when they feel safe, comfortable, and legible. Street width, lane design, crossing distance, curb extensions, and other features all affect how safe walking feels and the degree to which various users are in conflict with one another.

## Conceptual Circulation Plan

- Suburban Street
- Mixed Use Street
- Local Street
- Shared Street
- Shared Lane

Additional Shared Lanes and Park ways and Pathways will be determined at site plan.



## SUBURBAN STREET

University and Mesa Drive serve as the edge of the neighborhood and are intended to accommodate higher volumes of traffic. Their character is defined by a more conventional arterial condition that prioritizes regional movement as well as local pedestrian activity. Along these streets, buildings are generally set back to create appropriate protection between the roadway and the pedestrian environment, and parking lots may be located to provide a transition from traffic and noise.



## MIXED USE STREET



Hibbert street serves as a primary neighborhood spine and supports shops, restaurants, services, and everyday public life. Its character is defined by an active, pedestrian-oriented public realm shaped by on-street parking, bike facilities, wide sidewalks, and/or street trees. Along this street, buildings front directly onto the sidewalk or with minimal setback.

## LOCAL STREET

2nd, 3rd Place, Pasadena and Pomeroy streets allow access to the majority of the neighborhood. They provide that access while supporting a comfortable and walkable environment.



## SHARED STREET

These new streets function as both circulation routes and public gathering spaces. Their character is defined by low vehicle speeds, pedestrian priority, and flexible use that can support everyday activity, markets, and special events. Along these streets, buildings and public spaces are arranged to activate the shared environment and reinforce the street as a social space as well as a movement corridor.



## SHARED LANES



Shared Lanes provide narrow vehicular access to smaller blocks and building frontages while maintaining a human-scaled environment. Their character is defined by slow speeds, constrained dimensions, and a more intimate relationship between buildings and the public realm. Along these lanes, buildings may front closely to the access way or provide secondary frontage conditions that support a compact development pattern.

## PARK PATHWAYS

The Park Pathways connect open spaces, play areas, and neighborhood destinations through a landscaped circulation route. Its character is defined by planting, shade, and a focus on walking, biking, and informal recreation. Buildings, storefronts, and open spaces orient to the route where feasible to reinforce safety, activity, and visual interest.



## PATHWAY

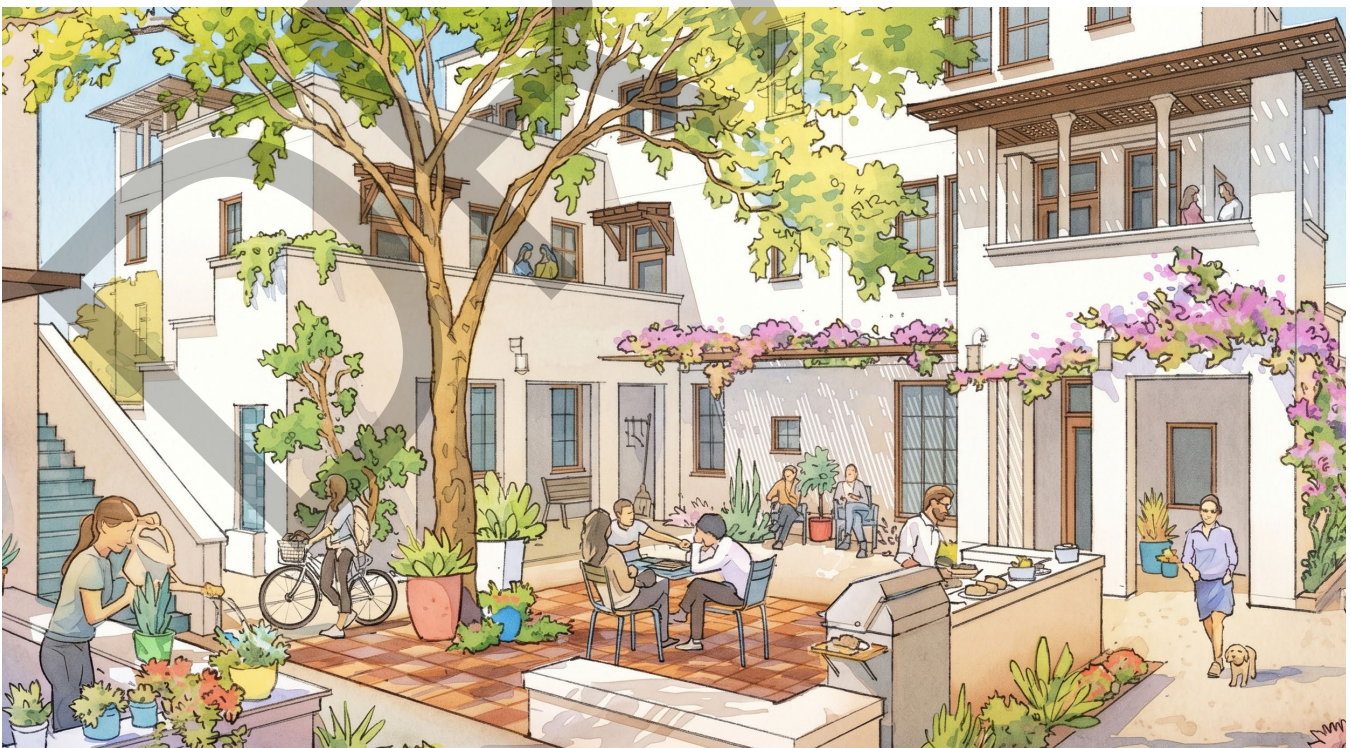
Pathways provide narrow pedestrian connections that increase access and shorten walking distances throughout the site. Their character is defined by a fine-grained, pedestrian-scaled environment that links blocks, buildings, and open spaces. Along pathways, adjacent buildings maintain a clear, accessible, and well-defined pedestrian edge.



# CIVIC SPACES



Culdesac Mesa incorporates Mesa Form Based Civic Space standards to facilitate the development of a connected network of distributed open spaces that support everyday life, community gathering, neighborhood identity, and transportation choice. Civic Spaces are essential organizing elements of the neighborhood that shape the public realm and reinforce walkability. They vary in size, character and intensity to serve a range of neighborhood functions and experiences. They are designed to create comfort, encourage play, respite and gathering. Over time, spaces can change and serve as the background for community events and activities.



# PEDESTRIAN EXPERIENCE

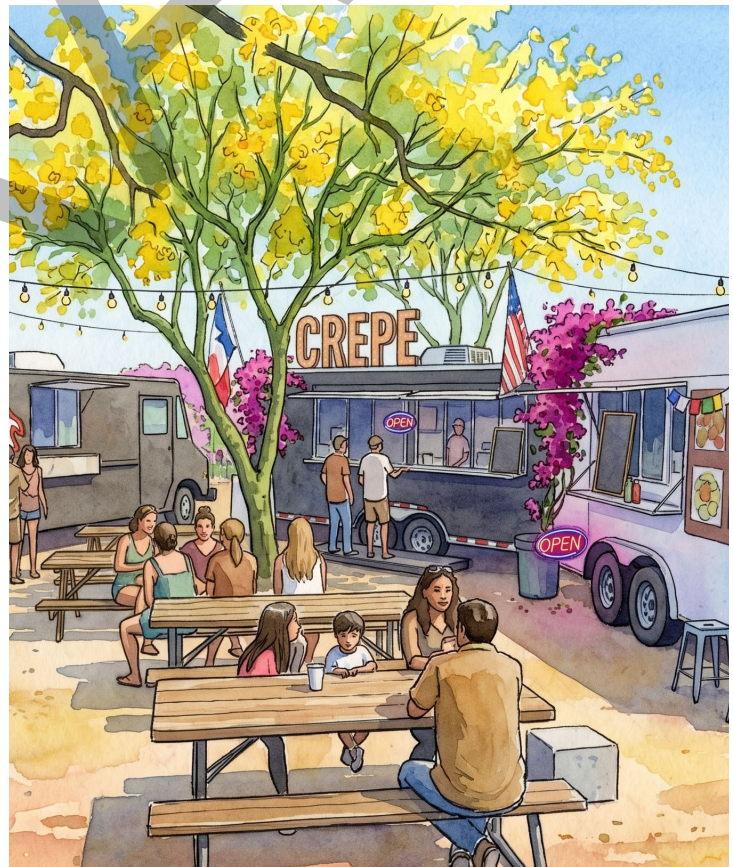
Culdesac Mesa is grounded in human-scaled design and this principle is woven into the IIP to ensure buildings are oriented to streets with active edges. Urban Design guidelines prioritize the collective experience of a place over the individuality of any one building. These standards shape the public realm and establish a coherent, walkable pattern of development with strong block structures. Parking placement requirements ensure parking is thoughtfully integrated and reinforce a human-scaled and active public realm. Shade and Landscape requirements ensure year-round pedestrian comfort.



# INTERIM USES

Incremental improvements and quick-build strategies are part of the DNA of Culdesac. Framed as physical interim uses, these improvements allow a site to begin functioning as community infrastructure before, during, and in some cases, after development. Rather than waiting for permanent construction to deliver public life, these approaches introduce flexible, low-cost physical elements—such as gathering spaces, food and beverage areas, shade structures, seating, landscaping, lighting, wayfinding, bike facilities, play areas, and installations like parklets, food truck courts, beer gardens, and urban agriculture. Together, they create visible momentum, help establish a sense of place, and transform an underutilized site from day one into an active and welcoming environment. These uses may remain in place for extended durations, from seasonal installations to multi-year deployments, adapting as future phases are delivered.

These interim improvements do more than activate the site—they establish a framework for learning and iteration that continues throughout the life of the development. They help build community by creating opportunities for repeated use, social connection, and neighborhood identity, while allowing the project team to test ideas, and refine long-term improvements based on actual patterns of activity. These quick-build interventions serve as an early expression of the future neighborhood, helping ensure that the site evolves through use, participation, and shared experience rather than waiting for final completion to begin building public life. This approach supports a neighborhood that listens and advances goals for a vibrant, publicly accessible, and complementary district. All interim uses will be reviewed and approved by relevant City of Mesa departments, with periodic inspections to ensure safety and quality, and may be renewed, modified, or phased out over time to accommodate new construction and reflect feedback.



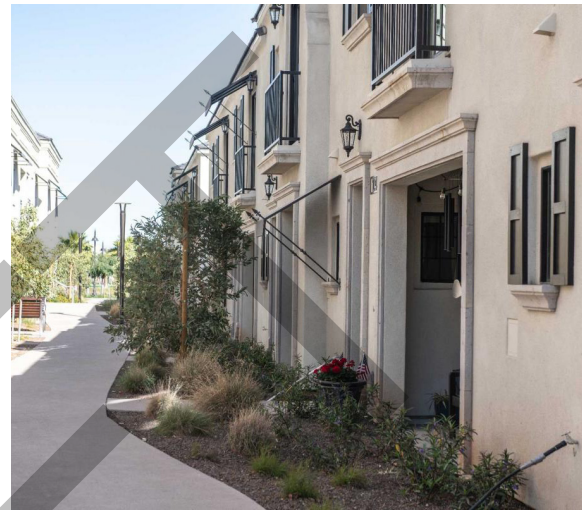
Cultivating community is central to the placemaking strategy at Culdesac Mesa. Community Programming refers to ongoing activities and events—the programming layer that activates shared spaces, complementing the physical interim uses that establish them. This includes a wide range of recurring and spontaneous programming: from weekly markets, movie screening, and cultural events, to third-party gatherings such as fitness classes, maker markets, and club meetups, to resident- and business-led activities that emerge organically over time. Together, these activities begin to build the routines, social connections, and sense of identity that are essential to creating a strong neighborhood. This cadence of programming is essential to creating a neighborhood that feels active, welcoming, and alive—not just at moments in time, but as part of everyday life.

Culdesac Mesa proposes a framework that allows for ongoing, community-scale programming through an administratively approved calendar (e.g. 6-12 months), enabling a mix of Culdesac-hosted, partner-led, and community-driven activities to occur on a regular basis. Larger or higher-impact events would continue to follow separate permitting requirements as needed. Community Programming provides local entrepreneurs, artists, makers, and food operators with lower-risk opportunities to test concepts, build visibility, and grow a customer base. This allows the project to support local businesses early while also identifying uses that may be well positioned for long-term tenancy, creating a pathway from small-scale participation to live/work and larger commercial spaces over time. Community programming helps to seed the social life, local economy, and sense of place that can grow into a lasting and resilient neighborhood.

## COMMUNITY PROGRAMMING



# DEVELOPING THE CULDESAC MESA IIP



## MESA'S FORM BASED CODE

Mesa's Form-Based Code (FBC) has already helped guide the redevelopment of Downtown Mesa into a walkable, authentic, and vibrant urban center. Rather than starting from scratch, Culdesac Mesa builds on the tested principles and regulatory framework of the FBC, which has demonstrated its ability to shape walkable, mixed-use, human-scaled places.

Culdesac Mesa is not an isolated project. It is part of a larger Downtown context and urban pattern. Utilizing the existing FBC framework helps align the neighborhood with the existing urban fabric and strengthens its connections to surrounding streets, transit, civic spaces, and Downtown destinations. This is especially important for our infill site, where the goal is not simply to build new development, but to repair, extend, and strengthen the surrounding urban fabric.

The project team calibrated the FBC to the Culdesac Mesa site so that it responds to:

- Surrounding context
- Existing and planned streets
- Infrastructure and site constraints
- The vision and goals of the project

As part of this process, the project team evaluated and refined applicable standards to ensure they can be effectively implemented across a large, phased development while preserving the core intent of the Code. This approach reflects lessons learned from the application of the FBC in Downtown Mesa. The project team also drew from the Fiesta Mall Infill Incentive Plan, incorporating its Review and Development Procedure framework to guide implementation of the Culdesac Mesa IIP. In addition, the team incorporated lessons learned from Culdesac's work building walkable neighborhoods in Tempe and Atlanta.

Together, these elements create a site-specific regulatory framework that builds off existing processes, maintains design quality, supports predictable implementation, and provides the flexibility needed to develop the site.

# INFILL INCENTIVE DISTRICT

The IIP formalizes the approach of building off of Mesa's adopted FBC and Fiesta Mall IIP to establish the land use framework, development standards, and review procedures that will guide implementation of the project.

The IIP is structured to align with the City's approach to ID-2 districts, providing a clear and administrable framework that supports both flexibility and long-term predictability. It enables a streamlined review process coordinated with the executed Development Agreement and supports the efficient delivery of urban housing across multiple phases.

As part of this effort, the project team worked closely with City staff to build on recent precedent in Mesa for ID-2 districts, demonstrating how a well-structured IIP can provide both flexibility and clarity for long-term implementation.

The IIP includes:

- Administrative review processes for development consistent with the approved plan
- Clear development standards and design guidelines to guide future phases
- Coordinated review procedures for site planning, design, and permitting
- Flexibility for incremental development and interim uses, including community programming

This framework ensures that future development can proceed efficiently while maintaining the quality, walkability, and design intent established through the rezoning and IIP.

Full review and development procedures are provided in the IIP and will govern implementation of the project.



# ALIGNMENT WITH CITY POLICY

## GENERAL PLAN UPDATE

The framework established through the Infill Incentive Plan directly implements the City’s broader policy objectives for Downtown Mesa.

The proposed development demonstrates clear consistency with the Mesa 2050 General Plan, including applicable land use designations, guiding principles, and citywide strategies. The following table identifies key General Plan policies and how the project directly advances each objective.

Category	General Plan Policy	Culdesac Mesa Response
Land Use	LU1: Promote a balance of land uses	Provides a mix of residential, retail, live/work, and open space to support daily needs within walking distance
	LU3: Encourage infill and redevelopment	Activates a long-vacant, City-owned infill site within the Downtown area
	LU5: Encourage vibrant activity centers	Introduces new residents and neighborhood-serving uses to strengthen Downtown as an activity center
Mobility	CM2: Provide a complete, connected active transportation network	Establishes a walkable block structure with bike connectivity and direct access to light rail and micromobility
	CM4: Promote transit-supportive development	Concentrates housing and activity within walking distance of light rail, reducing reliance on private vehicles
Housing	H1 / H4: Expand housing options and locate density near transit	Introduces diverse housing types, including for-sale townhomes and future multifamily, near transit

# GENERAL PLAN UPDATE

Category	General Plan Policy	Culdesac Mesa Response
Neighborhoods	N1: Promote complete communities	Integrates housing, retail, open space, and mobility into a cohesive, walkable neighborhood
	N5: Improve connectivity to amenities	Enhances connections to Downtown, ASU MIX Center, and surrounding neighborhoods
Arts & Culture	HAC3 / HAC4: Expand arts and cultural opportunities	Supports local arts and cultural activity through proximity, programming, and increased foot traffic
Infrastructure	PF3: Provide sustainable infrastructure systems	Utilizes existing infrastructure and incorporates climate-responsive design (shade, landscape, stormwater)



# DOWNTOWN MICROMOBILITY & PARKING PLAN

The proposed development is consistent with the Downtown Mesa Micromobility and Parking Plan (October 2025), which establishes a framework for a more walkable, multimodal downtown supported by right-sized streets, improved micromobility infrastructure, and coordinated parking strategies.

The project advances the Plan’s core objectives related to walkability, multimodal access, and reallocation of street space to prioritize pedestrians, cyclists, and local activity.

Category	Plan Objective	Culdesac Mesa Response
<b>Walkability</b>	Create a walkable downtown that is safe, comfortable, and interesting for pedestrians	Site plan prioritizes pedestrian-first design, activated frontages, shaded pathways, and human-scaled block structure
<b>Right-Sized Streets</b>	Reduce oversized roadway conditions and reallocate space to support multimodal use	Internal street network reflects right-sized design principles, with narrower travel lanes and emphasis on pedestrian comfort
<b>Micromobility Network</b>	Expand safe and connected bicycle and scooter infrastructure	Provides internal bike-friendly circulation and direct connections to Downtown micromobility corridors and light rail
<b>Multimodal Connectivity</b>	Improve connections between Downtown and surrounding neighborhoods	Strengthens connections to Main Street, light rail, and adjacent neighborhoods through walkable and bike-friendly routes
<b>Parking Strategy</b>	Shift toward shared parking, improved utilization, and reduced reliance on private parking	Utilizes reduced parking ratios and shared parking approach consistent with “park once” and walkable district strategy
<b>Curb Management</b>	Introduce pick-up/drop-off, flexible curb use, and active transportation support	Incorporates flexible curb space and supports future integration of PUDO zones and mobility hubs
<b>Wayfinding &amp; Navigation</b>	Improve clarity and accessibility of parking and multimodal routes	Site design supports intuitive circulation and will integrate with future City wayfinding systems

## Parking Strategy and Downtown Context

Culdesac Mesa is designed for an urban, walkable lifestyle where residents can choose to own a car or not. They will have a space to park at home and have comfortable access to daily needs, amenities, and Downtown destinations on foot or through a range of mobility options, including light rail, micromobility, and emerging services such as autonomous and ride-share vehicles.

The project provides sufficient on-site parking to support residents in this context, while also allowing flexibility over time. As transportation patterns evolve, certain homes may choose to

convert parking spaces into usable outdoor areas such as courtyards or gardens, reflecting a reduced reliance on private vehicles.

For visitors, the project leverages the broader Downtown Mesa parking system, which includes a substantial supply of public parking that is not fully utilized. The Downtown Mesa Micromobility and Parking Plan found that overall parking occupancy does not exceed approximately 50% during typical periods, indicating that supply exceeds demand but is not always well distributed or visible.

In this context, the project's approach reduces unnecessary duplication of parking while maintaining convenient access for residents and visitors, and supports the City's broader goals of a more walkable, connected, and multimodal Downtown.

## **Street Design Coordination and Phasing**

The Downtown Mesa Micromobility and Parking Plan identifies the need to right-size streets and reallocate excess roadway width to support pedestrian comfort, micromobility, and safer travel speeds. The Plan notes that many Downtown streets are currently oversized, with curb-to-curb widths often exceeding what is necessary for vehicle throughput.

Culdesac Mesa advances these objectives through a street design approach that prioritizes narrower travel lanes and a more pedestrian-scaled environment within the project.

In some locations (e.g., Hibbert Street), the proposed street sections are narrower than those illustrated in the Plan's conceptual cross sections. This reflects a design approach that advances the Plan's long-term intent of right-sizing streets to improve safety, comfort, and walkability—while responding to project-specific conditions.

This approach aligns with the Plan's identification of oversized Downtown streets and the opportunity to reallocate space to improve safety, comfort, and multimodal access.

The project team will coordinate with the City of Mesa on:

Interim conditions to ensure safe and functional integration with existing street infrastructure

Mid-term improvements aligned with planned restriping and micromobility network expansion

Long-term reconstruction opportunities to fully realize the Plan's vision for right-sized, multimodal streets

This phased approach ensures that Culdesac Mesa not only aligns with the Plan, but also serves as an early implementation of its core principles.

Overall, the proposed development is consistent with and directly advances the Downtown Mesa Micromobility and Parking Plan by implementing its core strategies related to walkability, multimodal connectivity, and right-sized streets, while partnering with the City to achieve long-term infrastructure alignment.

## CONFORMANCE TO PURPOSE AND INTENT OF ID DISTRICT

The ID-2 District is intended to facilitate the redevelopment of underutilized or vacant properties through the use of an Infill Incentive Plan that allows for flexibility in land use, development standards, and review procedures. This approach supports innovative, mixed-use, and pedestrian-oriented development in locations where conventional zoning would not adequately address site conditions or redevelopment objectives.

The ID-2 District is specifically intended for sites where conventional zoning tools are insufficient to achieve desired redevelopment outcomes, making it particularly appropriate for Site 17.

<b>ID-2 Purpose / Intent</b>	<b>Culdesac Mesa Response</b>
<b>Encourage redevelopment of underutilized or vacant sites</b>	Activates a 27-acre long-vacant, City-owned site that has remained undeveloped for decades
<b>Encourage innovative and sustainable development practices</b>	Incorporates car-light design, climate-responsive architecture, shaded pedestrian environments, and reduced vehicle dependence
<b>Promote mixed-use, pedestrian-oriented environments</b>	Integrates residential, retail, live/work, and open space within a walkable block structure
<b>Utilize existing infrastructure</b>	Site is served by existing utilities and urban infrastructure, leveraging prior public investment
<b>Ensure compatibility with surrounding neighborhoods</b>	Incorporates transitions in scale, massing, and character, drawing from nearby neighborhoods including Wilbur and Escobedo
<b>Provide superior design outcomes</b>	Framework emphasizes quality architecture, human-scale design, and cohesive urban form

The proposed development also satisfies the evaluation criteria for the ID-2 District related to integration, infrastructure, environmental response, and neighborhood compatibility, as described below.

## CONFORMANCE TO PURPOSE AND INTENT OF ID DISTRICT

The project is designed to integrate seamlessly with existing and planned infrastructure systems. The Development Agreement includes public improvements along 2nd Street and strengthens connections to Downtown Mesa and surrounding neighborhoods. The site plan aligns with existing utility systems and enhances connectivity to transit, pedestrian, and bicycle networks, ensuring the project is well integrated with the City's broader transportation and infrastructure framework.

The project incorporates climate-responsive design strategies appropriate to Mesa's desert environment, including shaded pedestrian pathways, landscape design that supports cooling and comfort, and integrated stormwater strategies. These elements improve environmental performance while supporting a comfortable and usable public realm.

The site plan also ensures compatibility with surrounding neighborhoods through building scale, massing, and street relationships that create appropriate transitions to adjacent areas, including nearby historic neighborhoods, while reinforcing a cohesive urban fabric.

The existing zoning framework does not provide the flexibility necessary to deliver a coordinated, mixed-use neighborhood of this scale and complexity, reinforcing the need for the ID-2 District and Infill Incentive Plan.

<b>Statement of Need</b>	<b>Project Response</b>
Vacant or underutilized site	Site has remained vacant since the early 2000s despite multiple redevelopment efforts
Lack of investment activity	Development introduces significant private investment and long-term economic activity
Obsolete site conditions	Reorganizes the site into a cohesive block structure with integrated infrastructure
Blight conditions	Transforms a large vacant area into an active, walkable neighborhood
Downtown revitalization	Directly supports Mesa's Town Center Redevelopment Area goals

The proposed development satisfies the evaluation criteria for the ID-2 District by conforming to the Mesa General Plan, aligning with the Downtown Mesa Micromobility and Parking Plan, advancing the purpose and intent of the ID District, addressing the Statement of Need, and delivering an integrated development that supports high-quality design, environmental performance, and compatibility with surrounding neighborhoods.

# CONCLUSION

Culdesac Mesa implements the vision the City of Mesa has long established for Site 17, translating years of planning and community engagement into a cohesive and buildable development framework.

Any deviations from standard development requirements are justified by the overall quality of the plan, the need to address the Statement of Need, and the necessity of delivering a coordinated development consistent with the Mesa General Plan and the purpose of the ID-2 District.

Culdesac brings a differentiated approach as both a real estate developer and long-term neighborhood operator, with a focus on creating walkable, mixed-use environments that support community life, transportation choice, and locally serving businesses. Unlike conventional development models, Culdesac's integrated approach to design and ongoing operations ensures that the project vision is carried through from entitlement to long-term management.

The proposal represents a clear and actionable path forward to transform a long-vacant site into a vibrant, integrated neighborhood that supports housing, economic activity, and long-term growth in Mesa.

