

# Mesa project closer to reality

## DMB presses for fast-track development at former GM Proving Ground

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A proposed urban center in southeast Mesa came one step closer to reality Monday.

DMB Associates, a Scottsdale-based development firm, asked Mesa to change the General Plan that governs its 5-square-mile General Motors Proving Ground property.

It's the first of several major legal filings expected this year as DMB races to turn the old auto test track into a 21st-century urban center with close ties to Phoenix-Mesa Gateway Airport, just to the west.

Company executives unveiled a broad "chassis" plan with general land-use concepts for the property. They include:

- Major urban cores, possibly with mid- to high-rise [office](#) buildings, the first of which is likely to be on the southeastern corner of Ellsworth and Elliot roads.
- Two 18-hole golf courses in the [northeastern](#) part of the property.
- At least two major hotels west of the golf courses.

"They have to be big, they have to be spectacular," said Grady Gammage Jr., a lawyer and land-use expert who is working with DMB on the project.

John Bradley, a DMB vice president, said he expects 3,000 to 4,000 hotel rooms at the site.

He said that the company is negotiating with hotel/resort partners but that no deals have been finalized.

- A mix of housing, from executive homes near the golf courses to multifamily units, that could be on the market three years from now.
- A miles-long park system running diagonally through the GM site from northwest to southeast, with a variety of attractions on the order of San Diego's Balboa Park.

John Wesley, Mesa's planning director, said DMB's General Plan amendment will be open for public review and comment at the Planning and Zoning Commission and in City Council meetings.

It won't come up for a council vote until at least September, he said.

Meanwhile, the company expects to file a 200-page rezoning request in March and to seek annexation of the property.

The property has never been incorporated into Mesa.

Karrin Kunasek Taylor, a DMB vice president who oversees zoning and other entitlement issues for the company, said the final shape of the property can't be predicted because the project will unfold over the next four decades or more.

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