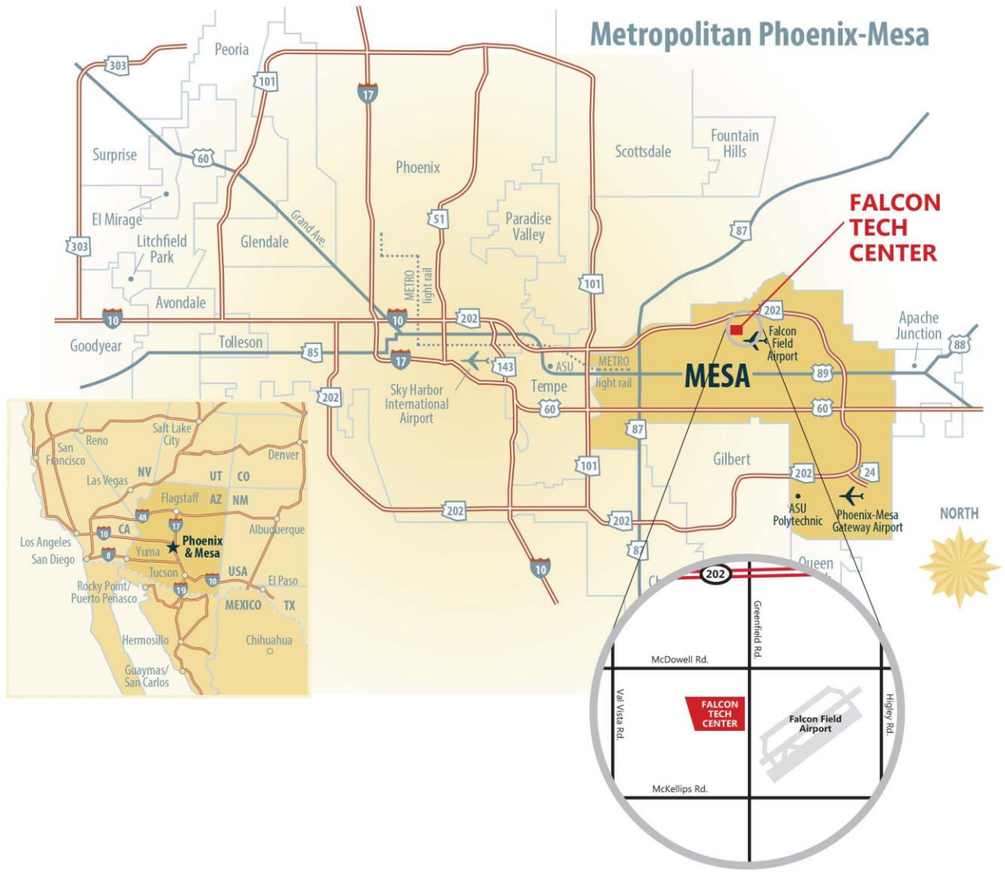
INTRODUCTION

Purpose and Intent

The City of Mesa owns property generally located on the southwest corner of Greenfield Road and McDowell Road and is under the management of Falcon Field Airport. The subject property consists of approximately 69.34 acres of agricultural land.



The property is currently zoned Planned Employment Park (PEP). The PEP zoning is deemed to be more compatible with the neighborhood to the west, and projected to stimulate more business development and job creation opportunities for the community. The Falcon Field Airport and the Office of Economic Development continue to support the development of the property as an employment center. The property is well positioned to support the growth of specific business sectors which enhance the area, support Falcon Field Airport, create high-quality jobs for the community, and enrich the businesses currently operating in and around the Airport.

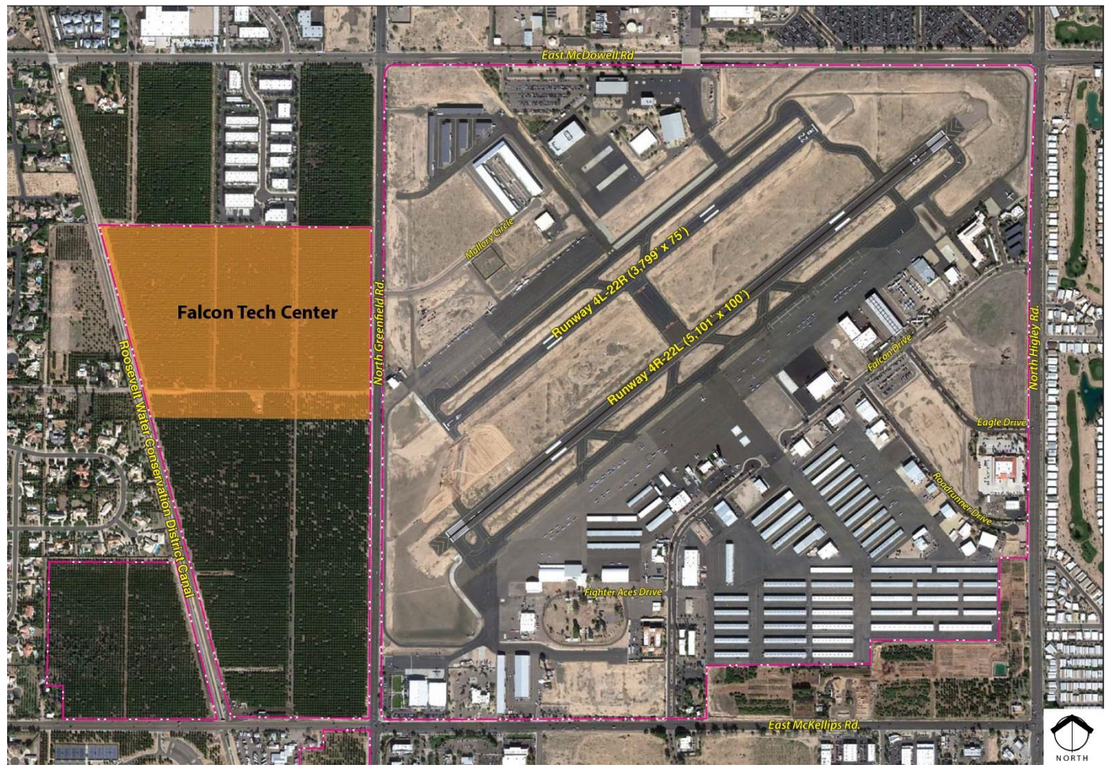
The purpose of these guidelines is to better position the property's use and vision, aligning it more specifically with targeted and growing business sectors, and enabling the area to develop into the high-quality business park to which it was originally intended. These guidelines are intended to aid the developer and city with common goals and establish a clear understanding of process and procedures for property development.

The vision for Falcon Tech Center is to provide an employment cluster that carries out the intent of the General Plan and the purposes of the PEP zoning district. Through these guidelines, staff and developer will have the tools to evaluate high quality design standards through site plan and building design review. Applications for development will be reviewed and processed by city staff.

Relationship to Surrounding Properties

The City of Mesa desires the Falcon Tech Center to be an area asset for surrounding residents, property owners, and businesses while creating a high-quality business environment, preserving the ability for development flexibility, and creating an environment compatible with the intended area character. To implement the vision for the property, recommendations from Mesa's 2013 Healthcare and Lifesciences Recruitment Plan, the 2014 FFEAA Strategic Plan, the 2007 Falcon Field Sub-Area Plan, and the 2003 Citrus Sub-Area Plan have been integrated as the backbone of the design guidelines and standards.

The proposed Falcon Tech Center is a new approach to development that integrates several of the recommendations from the above reports:



- Expand Mesa's established technology companies and growing the number of high quality, knowledge-based jobs in the City;
- Create a one-of-a-kind destination in Arizona where technology companies cluster.
- Elevate Mesa's brand and promote Mesa as a technology hub for growing companies.
- Leverage City resources to guide development and recruit high quality projects.
- Offer public-private partnership opportunities for developers and companies to join in implementing the Council's vision for quality economic development and cutting-edge, place-making projects.
- Site and Building Design of Falcon Tech Center to be compatible with the existing residential development, Falcon Field Airport operations, or other development in the area.
- Integrate the proposed developments along the Roosevelt Water Conservation District (RWCD) Canal within the Falcon Tech Center both visually and physically with the Canal multi-use path project.
- Provide for a strong landscape buffer along the western portion of the Falcon Tech Center, adjacent to the RWCD Canal.

DEVELOPMENT PLAN

Falcon Tech Center is comprised of approximately 69.34 acres of several development lease parcels. Parcel sizes are intended to allow for flexibility so they can be configured to allow for larger or smaller parcels, interior/exterior corner parcels to suit development needs. To further aide in parcel development and configuration, on-site storm water run-off will be discharged through a master drainage system and retained to a common retention basin utilizing the City of Mesa Engineering Procedures Manual. The property is accessed from Greenfield Road and provides for a robust infrastructure consisting of abundant power, water/wastewater, natural gas and fiber optic telecommunications networks.

Parcel Development Plan*

*This is only a concept. Actual development may vary the number and size of lots and the circulation pattern.

SITE PLANNING AND DESIGN GUIDELINES and STANDARDS

Conformance with General Plan and Zoning Code

The proposed Falcon Tech Center is consistent with the General Plan Employment District character area with Business Park sub-type. The vision for the Center is to establish an area that contains businesses, offices, light industrial facilities, accessory and supporting uses joined together through the street, sidewalk, common landscaping and signage.

Anticipated primary uses include light manufacturing, research and development and associated laboratories as well as locations for office and administrative facilities are consistent with those permitted uses in the PEP District.

General Design Standards

The following table and exhibits provides development standards for Falcon Tech Center. References to "Sections" or "Articles" or "Chapters" refer to the City of Mesa Zoning Ordinance.

Development Standards – Falcon Tech Center	
Standard	Required
Minimum Site Area (acre)	1.5
Minimum Lot Width (ft)	200
Minimum Lot Depth (ft)	200
Maximum Height (ft)	Comply with FAA FAR Part 77 Height Regulation
Minimum Setbacks	See Diagrams this document
Building Form	Section 11-7-3(A) and see guidelines this document
Fences and Walls	Sections 11-7-3(C), 11-30-4, 11-30-9 and see guidelines this document
Landscaping	Chapter 33 and see guidelines this document
Off-street Parking and Loading	Chapter 32
Lighting and illumination	Section 11-30-5
Outdoor Storage	Sections 11-7-3 (D), 11-30-7
Solar Panels	Section 11-30-15
Signs	Article 5 and see guidelines this document
Trash Storage and Screening	Section 11-30-12
Truck docks and Loading	Sections 11-7-3(F)m 11-30-13
Visibility at Intersections	Section 11-30-14
Deceleration Lane	Recommended at Greenfield Road Entrance

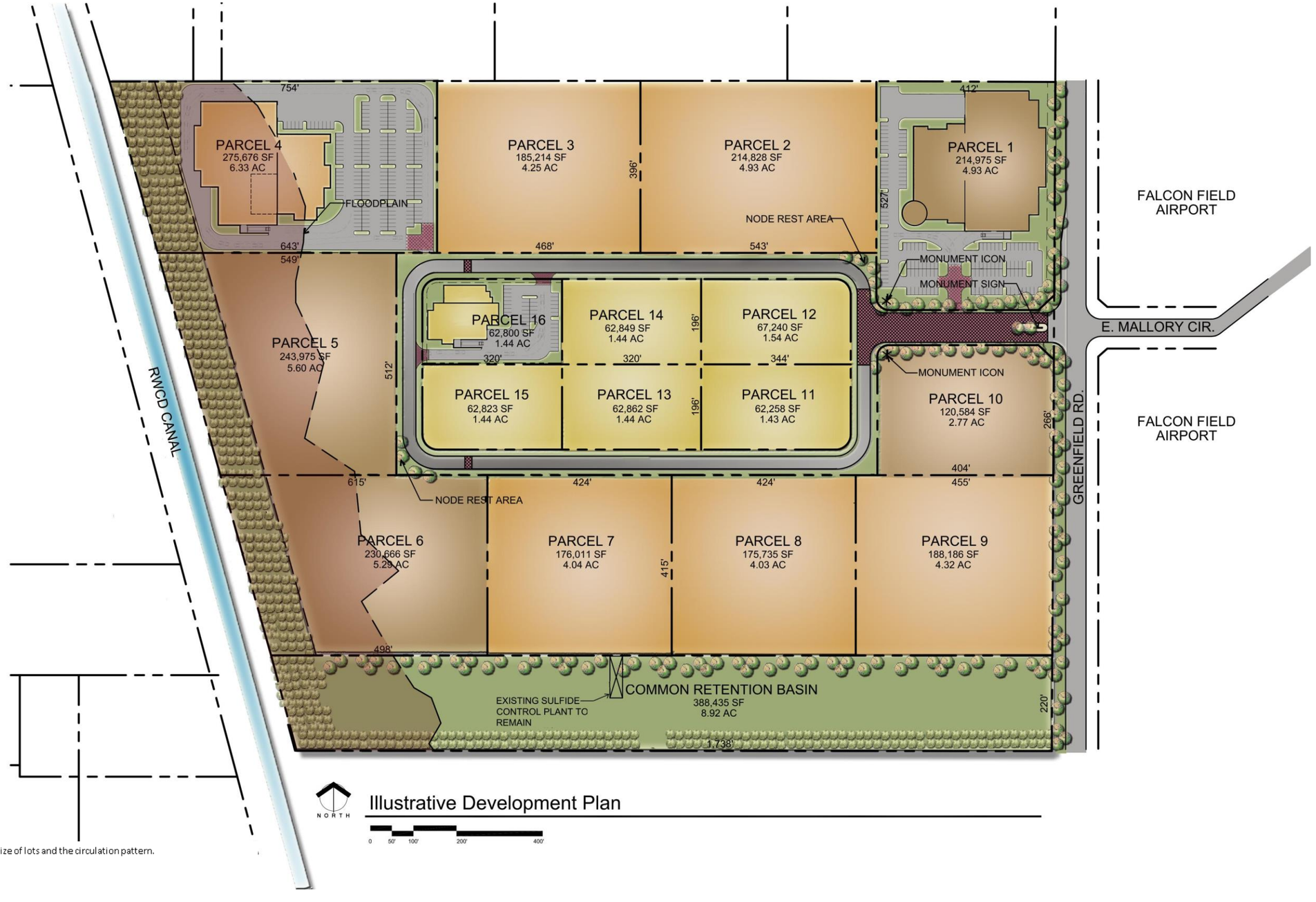
Pedestrian Circulation

- A minimum 5' pedestrian route shall connect all parcels which connects to Greenfield Road.
- A direct pedestrian route shall be provided from the primary building entrance to the pedestrian circulation system.
- A reasonable pedestrian circulation system shall connect all buildings, in a multi-building concept within a site, to the main pedestrian circulation systems and building entrances.
- Materials for pedestrian circulation systems may be of any compatible and walkable surface that enhances the building and landscape design. A consistent design theme or surface treatment is encouraged especially when parcel cross access connections are provided.

Flood Plan Requirements

A portion of this property lies within a defined floodplain. The City of Mesa operates as a "County Dependent" agency and therefore is subject to the Flood Control District of Maricopa County Floodplain Regulations for properties that lie within flood zones. The development will be required to not increase the threat of flooding to surrounding property, and any other development. Engineering assessment and analysis of the Floodplain consistent with the approved Mesa development standards and the Floodplain Regulations will be required. Any development of land within the flood zone will require both City and County approval prior to issuing a Floodplain Use Permit for construction and may be forwarded to the Federal Emergency Management Agency for implementation on the flood insurance maps.

Illustrative Development Plan*



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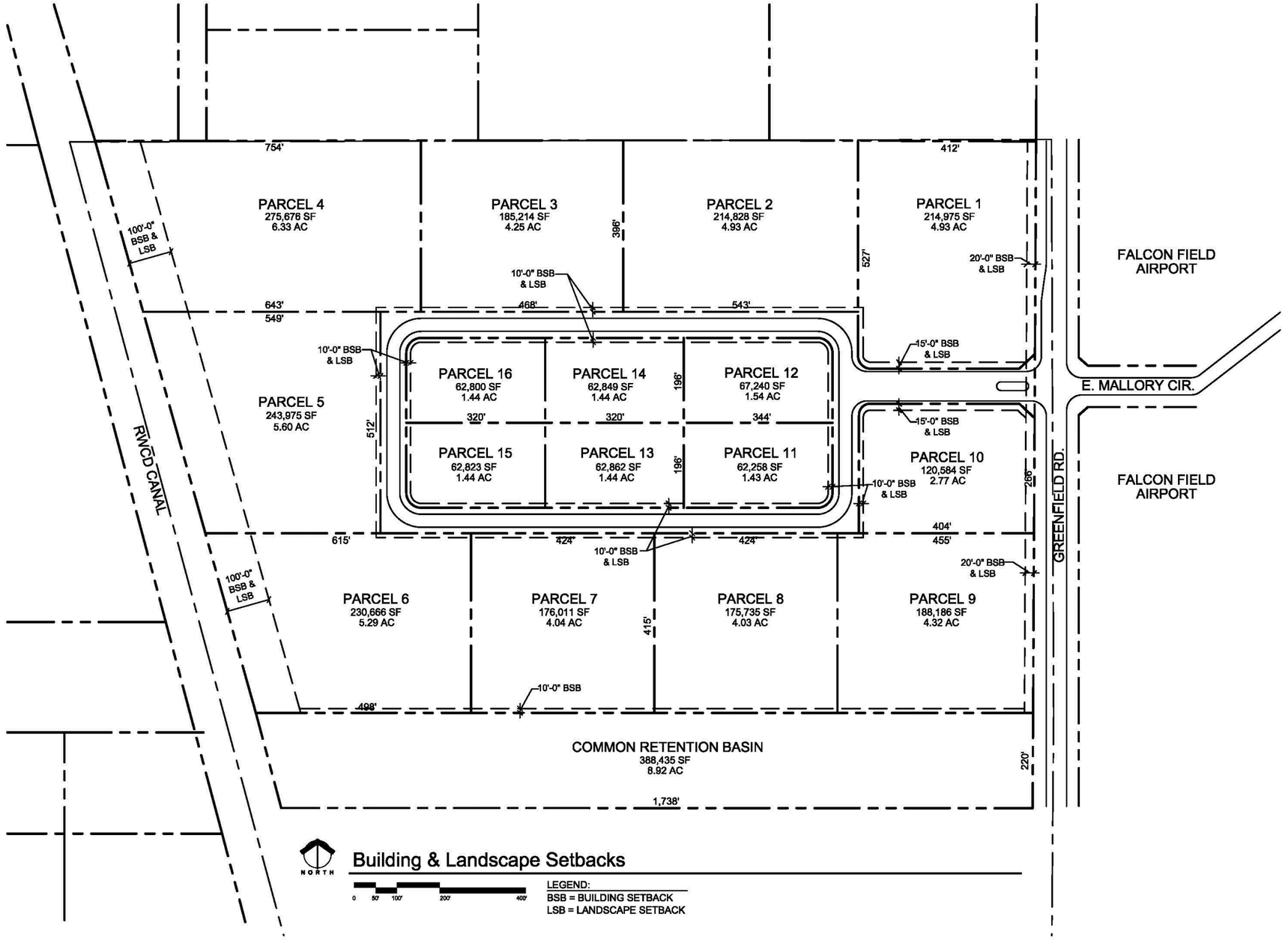
Building and Landscape Setbacks*



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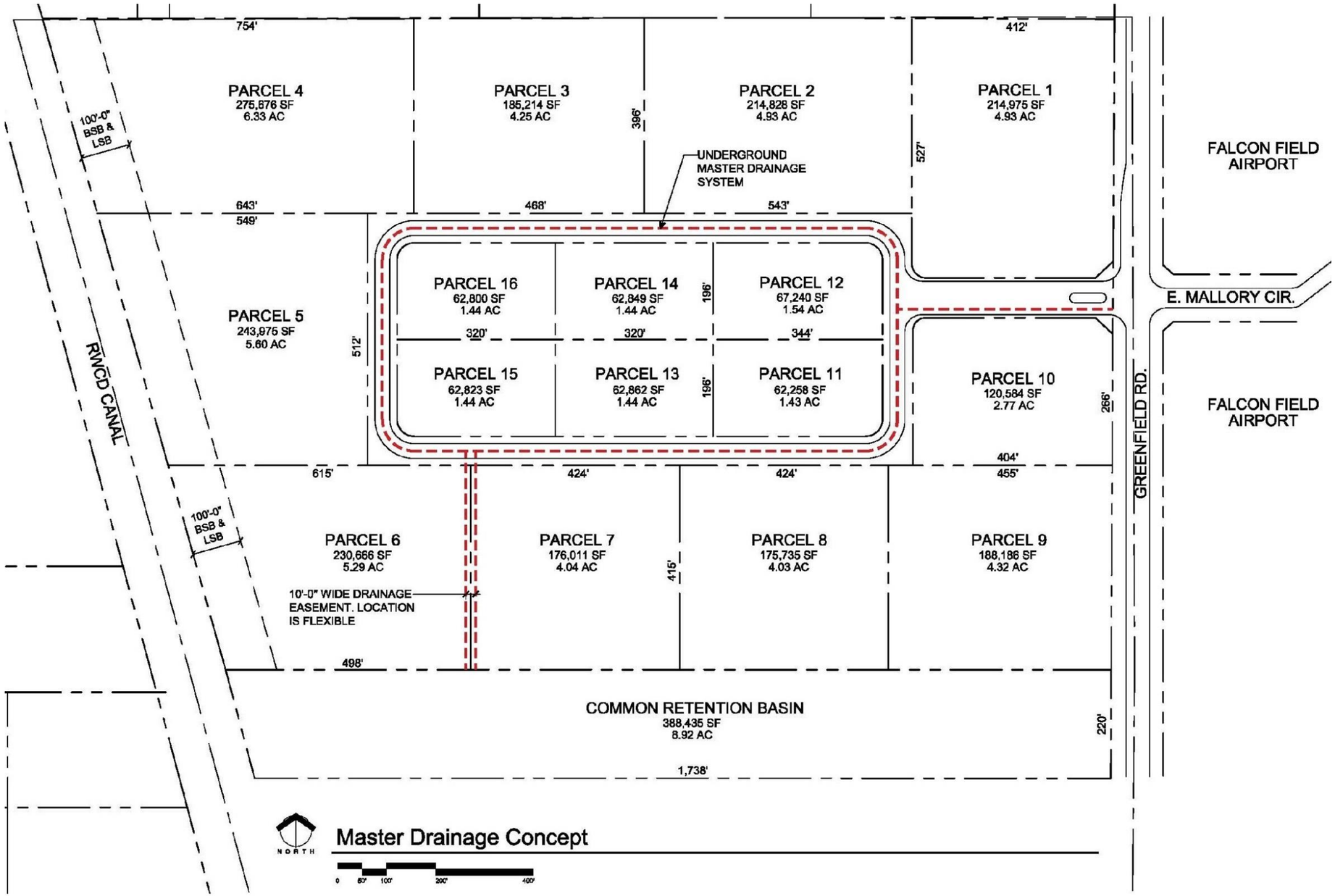
Master Drainage Concept*



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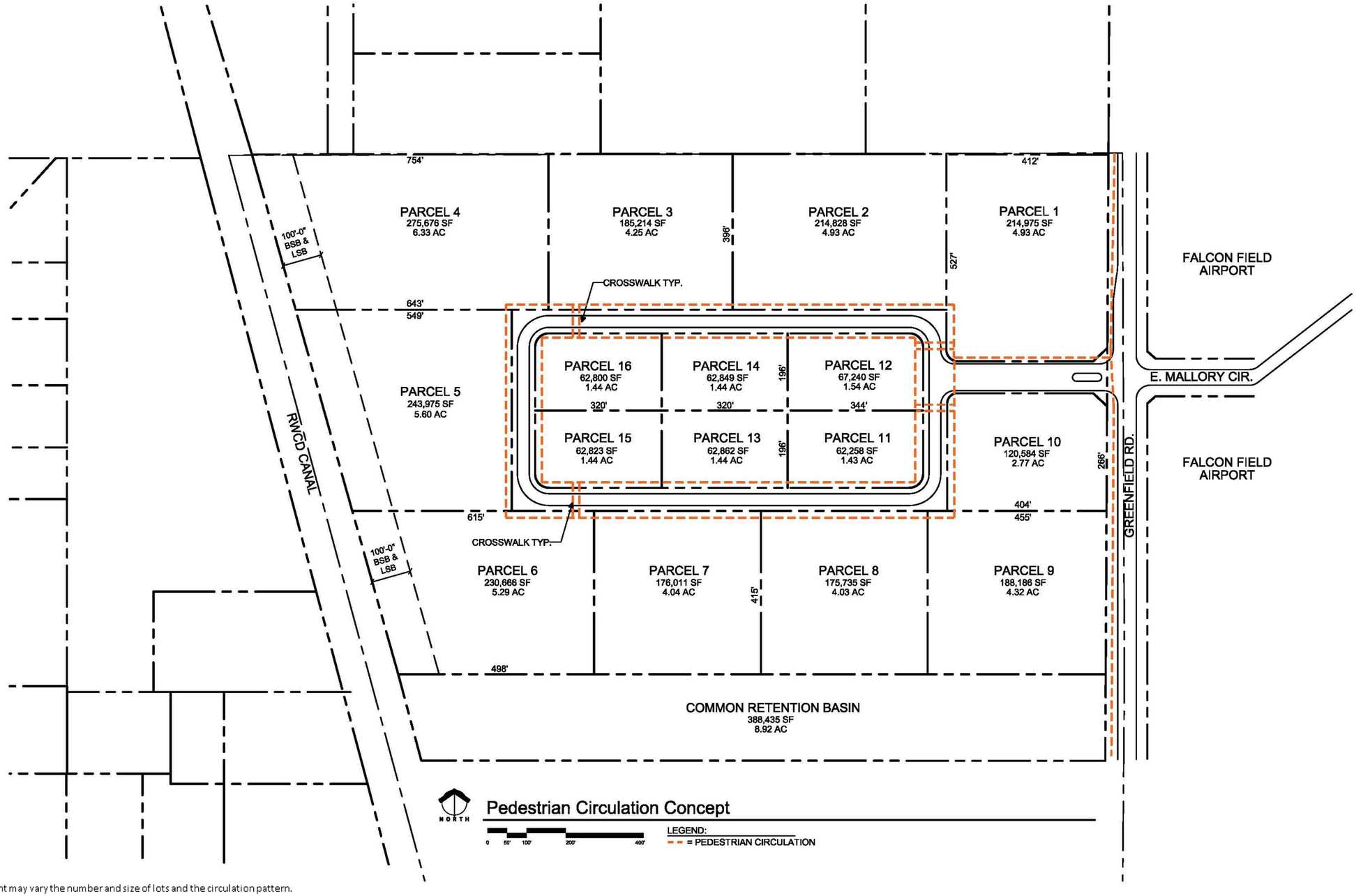
Pedestrian Circulation*



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ARCHITECTURAL DESIGN GUIDELINES

Building Form Standards

Generally, building standards will follow methods outlined in 11-7-3(A)

- Primary Public Entrance: Use building materials, architectural composition and detailing to focus attention on the primary entrance reflective of the technical high quality nature of the business. Main building entrances shall be placed so that they are visible from the street and engage the parking field and street frontage. Integrate shade elements with building form.
- Material: Use at least 3 different durable, low-maintenance materials. Arrange various profiles, finishes, textures and materials in a well-designed, attractive composition.
- Form: Arrange massing and functional elements, such as the skyline edge, primary building entrance feature(s), office windows, and repetitive functional elements to provide high quality contemporary architectural interest. Large building mass along Greenfield Road or the internal street systems shall mitigated/articulated by stepping the building form in plan and volume or other method acceptable to the city. Consider the visual effect of shade and shadow on the building form. Integrate shade elements with the building form.
- Ground Plane: Use hardscape and landscaping to provide a transition from building walls to public areas, parking areas, and drive aisles around the base of the building.
- Building Height: Shall comply with FAA FAR Part 77 height regulations and approvals.

Building Materials

Exterior building materials shall evoke the high quality and technical excellence of contemporary medical device industry and related uses.

- Exterior Wall Materials: Use of concrete, brick, concrete masonry units, large format stone such as sandstone and granite panels, aluminum wall panels, silicone joint glass systems are preferred.
- Exterior Insulation and Finish Systems: (EIFS) may be used for up to 25% of a building elevation when used in combination with other approved building materials. Traditional cement plaster finish systems should be avoided.
- Concrete Tilt Walls: Wall treatment shall be profiled, sculptured, fluted, textured, exposed aggregate, or varied design depths and shapes, deep relief design or other similar treatments. Large painted smooth surfaces should be minimized unless demonstrated to evoke the high quality contemporary design.
- Metals/Steel: May be used on roofs, canopies or awning, balconies and railings, gates and similar applications. Metals may also be used to provide accents to the primary building materials on the structure – such as exposed structural steel members.
- Glass Systems: Traditional retail type aluminum storefront systems shall be avoided. Silicone joint glass systems or exterior set glass with minimized mullion systems shall be utilized. Color glass or tinted glass is encouraged but mirrored glass is prohibited.
- Accessory buildings under 200 square feet may consist of metal construction if screened from view due to site layout or by landscaping and/or screen walls.
- Roofing: Barrel or “S” roofing tile is prohibited for exposed to view roofing elements for gable or hipped designs or similar roof elements. Similarly mud set tile and similar applications are prohibited.
- Roof Accessories: The use of exposed gutters and exposed gutter downspout discharge is discouraged. If utilized, they shall be architecturally integrated with the building design. Roof access ladders shall be internal to the building.
- Noise Attenuation: The site and buildings will be subject to airport operations and flight patterns resulting in noise and building vibrations not normally encountered. Building design and construction methods and materials shall address these conditions.

Fences and Walls

Generally, fences and walls shall be utilized to screen loading and storage areas visible from the street or adjacent sites. Parking areas facing the street shall be screened also. Fences and walls shall be of the same architecturally quality as the building materials. Walls screening parking areas along the street frontages shall be of consistent design theme and again of the same quality as the building materials. Consistent design theme for parking screen walls is encouraged especially when parking lots are shared or cross access connections are provided.

- Maximum Fence Heights: Fences shall be permitted up to 12 feet in height for interior side and rear yards when used to screen outdoor storage, service/loading areas or equipment.

- Parking Screen Walls: Parking areas located between a building and street shall be screened with a wall or berm at least 2.5 feet height, not to exceed 3.5 feet high. A dense blend of landscaping may be used as an alternative where integrated with walls and/or berms and shall retain an installed minimum height of 2.5 feet upon maturity and not more than 3.5 feet of height to form an integrated visual screen.

- Chain Link Fencing: Chain link fencing, barbed wire and razor wire is prohibited.

Signs

Article 5 applies and as modified below:

- Signage shall not exceed 12% of any building elevation; however this may be increased to 15% through the use of raised or incised channel letters.
- Along Greenfield Road up to 2 monument signs may be permitted provided each shall not exceed 8 feet in height and 50 square feet in sign message area.
- Monument signs shall be architecturally compatible and use the building materials of the adjacent building(s).
- Electronic message centers shall be prohibited.

Lighting

Lighting and illumination shall comply with Section 11-30-5 and in addition comply with Federal Aviation Administration regulations.

- Maximum height of pole lighting including base shall not exceed 25 ft in addition to meeting FAA FAR Part 77 height requirements.
- Wall fixture lighting providing area lighting shall not exceed 25’ on the building elevation.
- Pedestrian type lighting is encouraged for pathway and accent lighting.

BUILDING MATERIALS

CONTEMPORARY ARCHITECTURE

Color Glass/Tints

Steel Construction

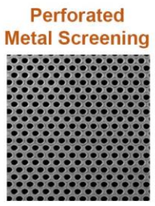
Butt-Glazed Windows

EXTERIOR BUILDING MATERIALS

CMU / masonry

Aluminum Wall Panels

Stone Veneer



Perforated Metal Screening

Metal Siding

Concrete Tilt Panels

SHADING STRATEGIES

LIGHTING

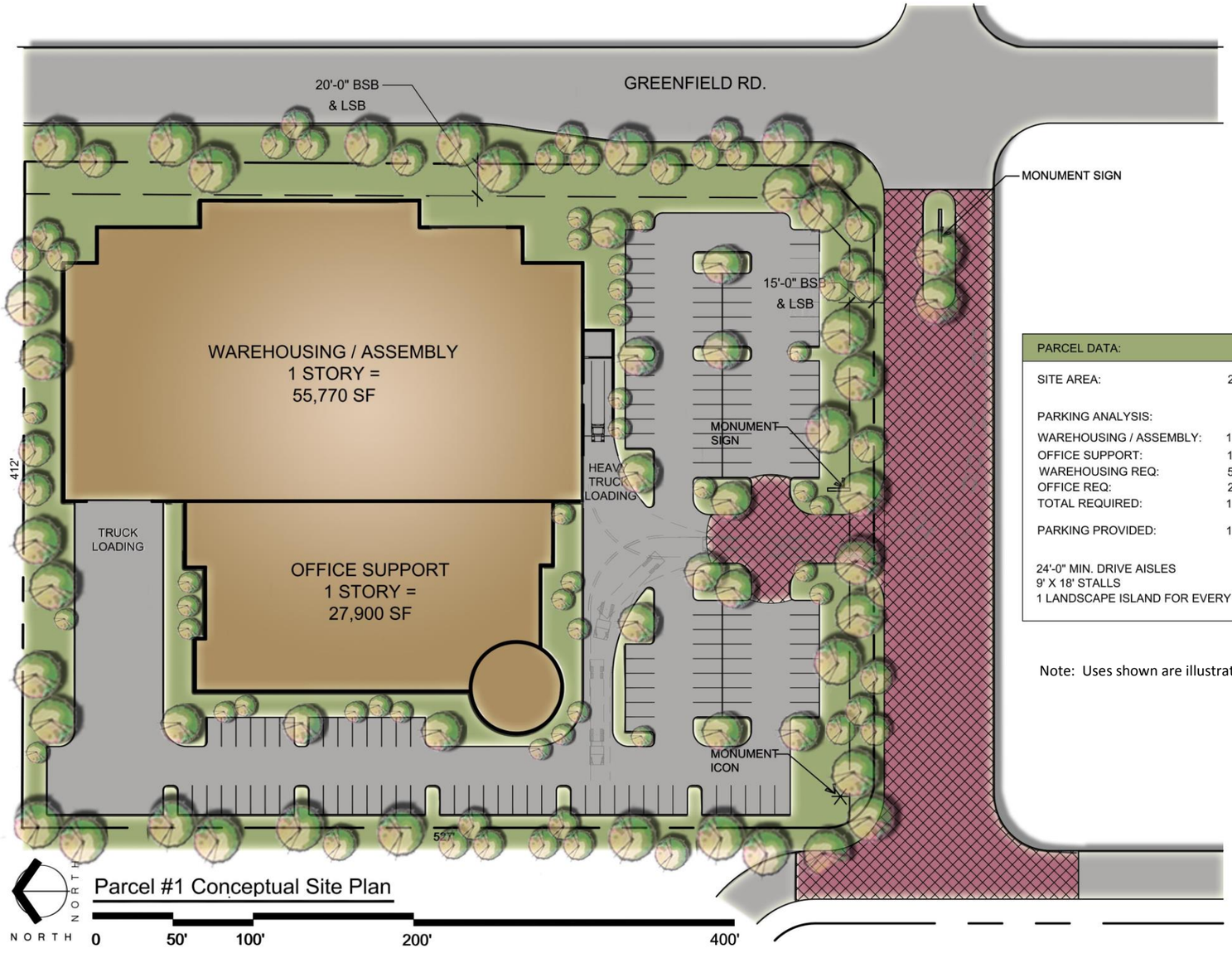
Wall Sconces

Site Bollards

Site Poles

SIGNAGE

ILLUSTRATIVE SITE PLAN PARCEL 1

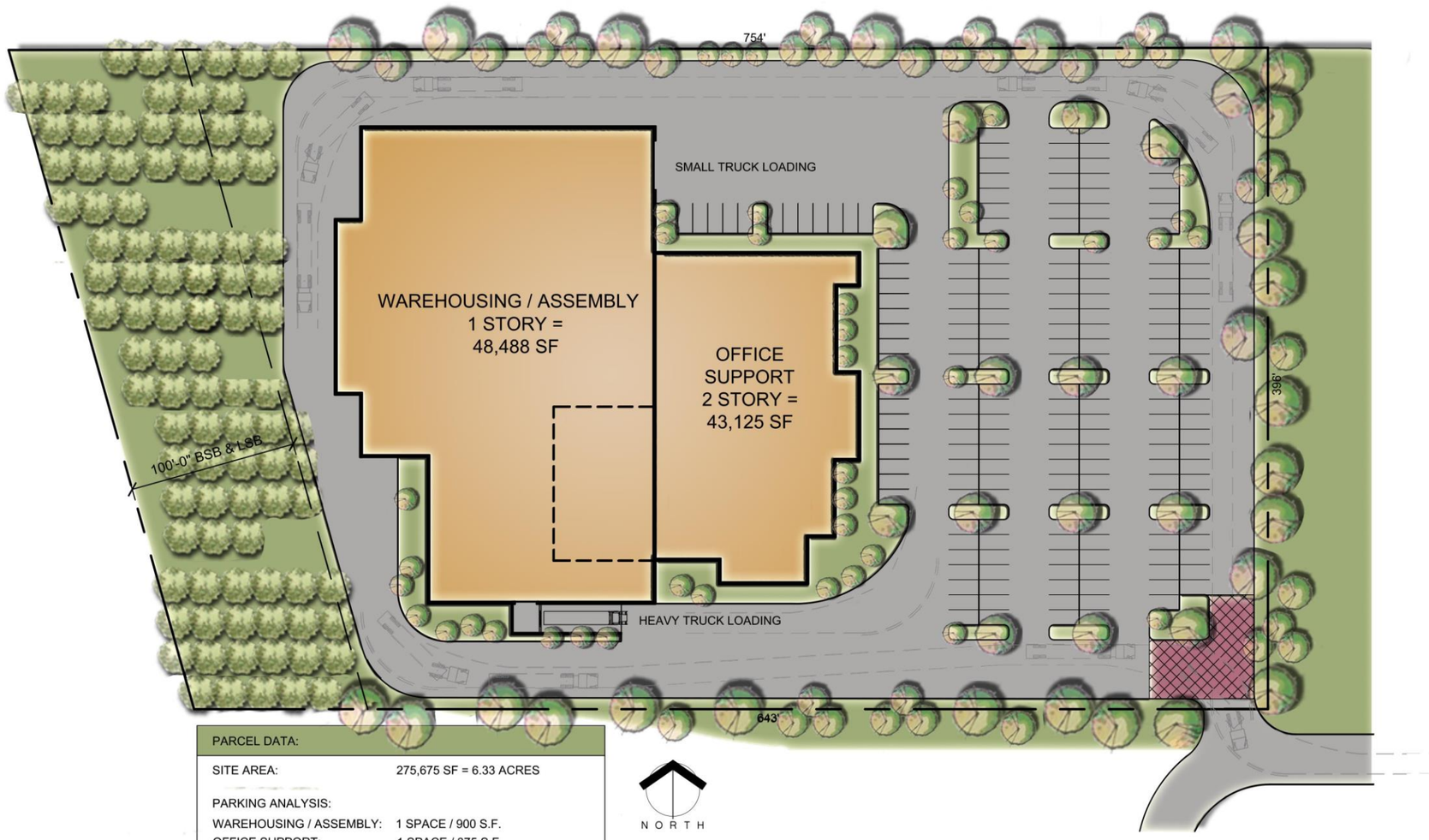


PARCEL DATA:	
SITE AREA:	214,975 SF = 4.93 ACRES
PARKING ANALYSIS:	
WAREHOUSING / ASSEMBLY:	1 SPACE / 900 S.F.
OFFICE SUPPORT:	1 SPACE / 375 S.F.
WAREHOUSING REQ:	55,770 S.F. / 900 S.F. = 62 SPACES
OFFICE REQ:	27,900 S.F. / 375 S.F. = 75 SPACES
TOTAL REQUIRED:	137 REQUIRED SPACES
PARKING PROVIDED:	138 PROVIDED SPACES

24'-0" MIN. DRIVE AISLES
9' X 18' STALLS
1 LANDSCAPE ISLAND FOR EVERY 8 PARKING SPACES MAX

Note: Uses shown are illustrative only, actual uses may vary.

ILLUSTRATIVE SITE PLAN PARCEL 4



PARCEL DATA:	
SITE AREA:	275,675 SF = 6.33 ACRES
PARKING ANALYSIS:	
WAREHOUSING / ASSEMBLY:	1 SPACE / 900 S.F.
OFFICE SUPPORT:	1 SPACE / 375 S.F.
WAREHOUSING REQ:	48,488 S.F. / 900 S.F. = 54 SPACES
OFFICE REQ:	43,125 S.F. / 375 S.F. = 115 SPACES
TOTAL REQUIRED:	169 REQUIRED SPACES
PARKING PROVIDED:	190 PROVIDED SPACES

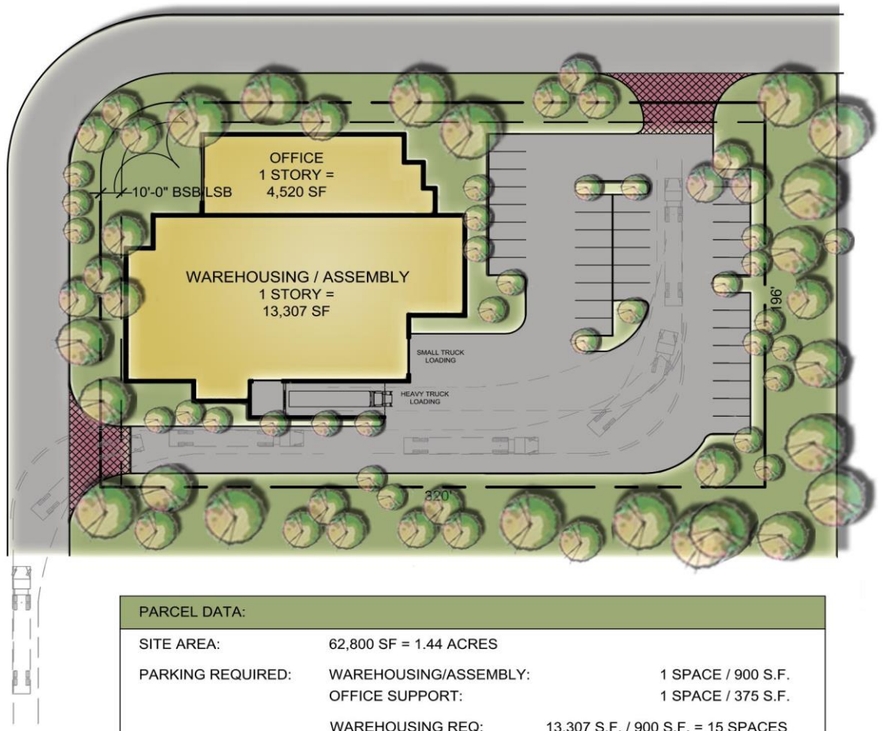
24'-0" MIN. DRIVE AISLES
9' X 18' STALLS
1 LANDSCAPE ISLAND FOR EVERY 8 PARKING SPACES MAX

Parcel #4 Conceptual Site Plan

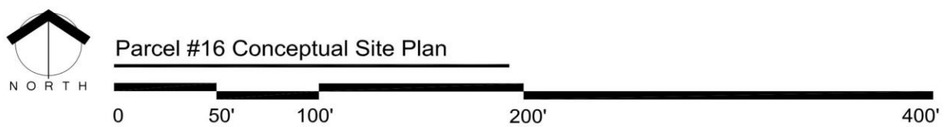
0 50' 100' 200' 400'

Note: Uses shown are illustrative only, actual uses may vary.

ILLUSTRATIVE SITE PLAN PARCEL 16



PARCEL DATA:		
SITE AREA:	62,800 SF = 1.44 ACRES	
PARKING REQUIRED:	WAREHOUSING/ASSEMBLY:	1 SPACE / 900 S.F.
	OFFICE SUPPORT:	1 SPACE / 375 S.F.
	WAREHOUSING REQ:	13,307 S.F. / 900 S.F. = 15 SPACES
	OFFICE REQ:	4,520 S.F. / 375 S.F. = 12 SPACES
	TOTAL REQUIRED:	27 REQUIRED SPACES
PARKING PROVIDED:	TOTAL PROVIDED:	36 PROVIDED SPACES
	24'-0" MIN. DRIVE AISLES 9' X 18' STALLS 1 LANDSCAPE ISLAND FOR EVERY 8 PARKING SPACES MAX	



Note: Uses shown are illustrative only, actual uses may vary.

Landscape Design Guidelines

The parcel landscape standards will be directed largely by the zoning district and the City of Mesa Landscape Code. The existing zoning for Falcon Tech Center is PEP (Planned Employment Park) with the retention portion of the project along the south property line in the PS (Public/ Semi-Public).

As a way of blending with the Citrus Sub-Area Plan fringe areas, the Falcon Tech Center shall provide trees planted on a grid pattern that resembles the existing grove style within the following areas:

a. 100’ Landscape buffer along RWCD canal
b. 2 rows of trees along south exterior property line.

Parcel Landscape Design Standards

Each individual lot is required to provide landscape treatments along the interior roadway frontage, within their on-site parking lot, around the building foundation and all other non-paved areas around the public accessible portions of the property. Each lot should develop an attractive and functional entry sequence to its main building entry that includes shade over pedestrian routes, enhanced hardscape paving and flowering and accent plantings.

Each lot shall follow the following landscape density and size requirements:

Street Frontage (between parking and right-of-way)

Plant Density:	1 tree and 4 shrubs per 25 LF of street frontage.
Tree Sizes:	20%= 36” Box, minimum size 24” box
Shrubs Sizes:	50% 5 gallon for shrubs & 50% 5 gallon for groundcovers, minimum size 1 gallon.
Accent Sizes:	100% 5 gallon
Inert Materials:	100% coverage of ¾” minus or larger decomposed granite (2” depth)

Sides of Lot (End Caps)

Plant Density:	1 tree and 4 shrubs per 30 LF of street frontage.
Tree Sizes:	50%= 24” Box, minimum size 15 gallon
Shrubs Sizes:	50% 5 gallon for shrubs & 50% 5 gallon for groundcovers, minimum size 1 gallon.
Accent Sizes:	100% 5 gallon
Inert Materials:	100% coverage of ¾” minus or larger decomposed granite (2” depth)

On-Site Parking Lots

See Chapter 33, section 11-33-4

Building Foundation

See Chapter 33, section 11-33-5 for all publicly accessible areas.

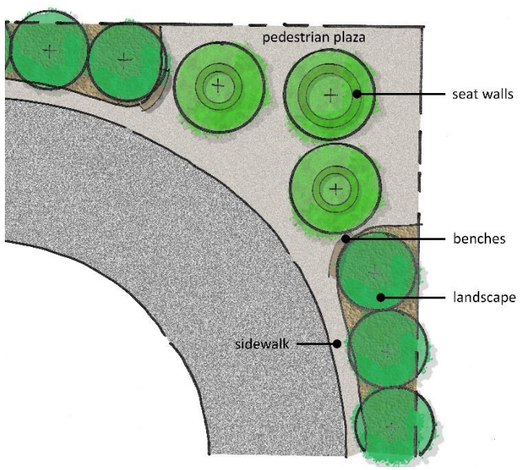
Arterial and Interior Street Treatments

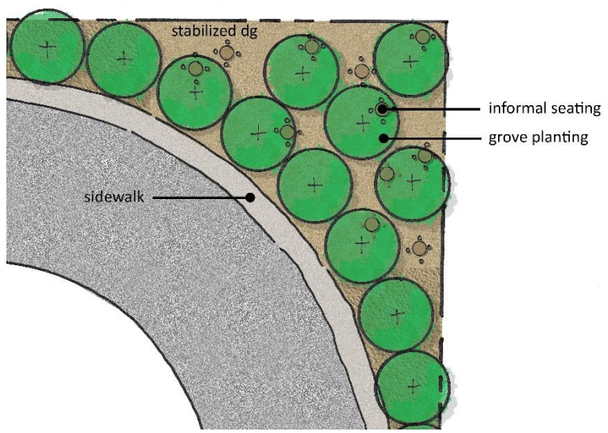
The 20’ landscape buffer along Greenfield Road will provide a visual separation between the perimeter wall and the road. Trees should be planted in a loose, non-linear pattern and conform to mature tree height restrictions from Falcon Field. Ensure that trees are kept 18’ away and shrubs are kept 7’ away from existing street light poles. Ensure that trees are placed far enough away from the roadway so that they can be trimmed up to 14’ above the roadway. All plant material shall comply with City of Mesa’s sight triangle height requirements for plant material.

The primary entry monument and entry drive into the development should be planted to a high level, lush landscape treatment to provide a strong sense of arrival. Trees, colorful shrubs and ground cover should be punctuated with groupings of accent plantings. If there is room available several large box (48” box minimum) or field dug citrus trees should be planted at the main entry.

At the northeast and southwest corners of the interior loop road, along the curve in the road, some extra right-of-way may be utilized as a shaded rest area for pedestrians. The rest areas will consist of benches or seat walls for resting, special paving, trash receptacle and several canopy trees for shade. See below.

Node Rest Areas





Streetscape landscape density and size requirements are as follows:

Greenfield Road

Plant Density: 1 tree and 6 shrubs per 25 LF of street frontage.

Tree Sizes: 25%= 36" Box, 50%= 24" Box, minimum size 15 gallon

Shrubs Sizes: 75% 5 gallon for shrubs & 50% 5 gallon for groundcovers, minimum size 1 gallon.

Accent Sizes: 100% 5 gallon

Inert Materials: 100% coverage of ¾" minus or larger decomposed granite

Entry Road (Mallory)

Plant Density: 1 tree and 6 shrubs per 25 LF of street frontage.

Tree Sizes: 40%= 36" Box, minimum size 24" box

Shrubs Sizes: 100% 5 gallon for shrubs & 50% 5 gallon for groundcovers, minimum size 1 gallon.

Accent Sizes: 100% 5 gallon

Inert Materials: 100% coverage of ¾" minus or larger decomposed granite

Retention Basin Treatments

The common retention basin on the south side of the project shall be landscaped to provide aesthetic appeal while at the same time respecting Falcon Field's requirements that adjacent properties do not impede airport operations and do not promote wildlife attraction especially birds. Along the south retention area and within the 100' landscape buffer along the canal, trees shall be planted in a grid / grove pattern that will provide connection to the area's history and will not include shrub or ground cover plantings.

Landscape density and size requirements for the retention area are as follows:

North & East Sides of Basin

Plant Density: 1 tree and 10 shrubs per 75 LF of basin landscape area.

Tree Sizes: 50%= 24" Box, minimum size 15 gallon

Shrubs Sizes: 50% 5 gallon for shrubs & 50% 5 gallon for groundcovers, minimum size 1 gallon

Accent Sizes: 100% 5 gallon

Inert Materials: 100% coverage of 4:1 & flatter slopes is ¾" minus or larger decomposed granite, 100% coverage of slopes steeper than 4:1 shall be 1-1/4" screened or larger decomposed granite.

South Side of Basin and within 100' Landscape Buffer along Canal

Plant Density: 1 tree per d0 LF in grid pattern.

Tree Sizes: Minimum size 15 gallon

Inert Materials: 100% coverage of 4:1 & flatter slopes is ¾" minus or larger decomposed granite, 100% coverage of slopes steeper than 4:1 shall be 1-1/4" screened or larger decomposed granite.

Bottom of Basin

1. Plant Density: 1 tree per 2,500 SF, No Shrubs
2. Tree Sizes: 50%= 24" Box, minimum size 15 gallon
3. Inert Materials: 100% coverage of ¾" minus or larger decomposed granite.

Paving Design Treatments

Enhanced paving treatments should be used in locations to provide a sense of arrival or to signal to the driver the possible presence of pedestrians crossing the roadway. Enhanced special paving options include stamped asphalt, stamped and colored concrete or pavers.

Landscape Material Pallet

The landscape material pallet should focus on low water use and low maintenance plants that complies with the Falcon Field Airport PAD Design Standards and the Sky Harbor Approved Plant List. Plants that require frequent trimming, special care, or promote wildlife attraction are prohibited. See Landscape Plant Palette.

Landscape Plant Pallet

Tree Species

Acacia anuera
Mulga

Dalbergia sissoo
Sissoo Tree

Caesalpinia cacalaco
Cascalote

Chitalpa tashkentensis
Chitalpa

Olneya tesota
Ironwood

Pistacia lentiscus
Mastic Tree

Prosopis x ‘Desert Museum’
Desert Museum Palo Verde

Vitex agnus-castus
Chaste Tree

Landscape Plant Pallet

Shrub Species

Cordia parvifolia
Little Leaf Cordia

Caesalpinia pulcherrima
Red Bird of Paradise

Caesalpinia mexicana
Mexican Bird of Paradise

Eremophylla maculata 'Valentine'
Valentine Emu

Leucophyllum laevigatum
Chihuahuan Sage

Ruellia peninsularis
Baja Ruellia

Simmondsia chinensis
Jojoba

Sophora secundiflora
Texas Mountain Laurel

Tecoma stans
Yellow Bells

Viguiera deltoidea
Golden Eye

Landscape Plant Pallet

Groundcover Species

Calliandra x Sarita
Trailing Fairy Duster

Euphorbia rigida
Gopher Plant

Ericameria larcifolia
Damianita

Hymenoxys Acaulis
Angelita Daisy

Lantana sp. ‘New Gold’
New Gold Lantana

Portulacaria afra
Elephant’s Food

Ruellia brittoniana ‘Katie’
Katie Ruellia

Wedelia trilobata
Yellow Dot

Landscape Plant Pallet

Accent Species

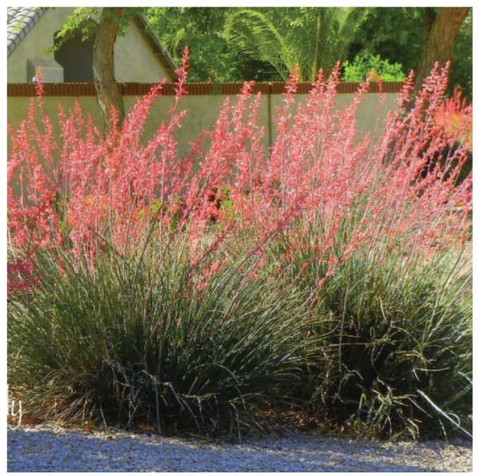
Agave sp.
Agave species

Aloe sp.
Aloe species

Dasylirion wheeleri
Desert Spoon

Euphorbia antisyphilitica
Candelilla

Hesperaloe funifera
Giant Hesperaloe



Hesperaloe parviflora
Red Yucca

Pedilanthus macrocarpus
Lady Slipper Plant

Yucca sp.
Small Yucca species