



January 29, 2018

City of Mesa  
Community Development  
20 West Main Street  
Mesa, AZ 85216

## PROJECT DESCRIPTION / NARRATIVE

### Orbital ATK Gun Systems Company LLC project objectives include:

- Provide new employee parking lot at NEC of property directly off of N. Reseda with approximately 62 new parking spaces
- Site improvements include new 36,075 SF concrete Tilt Production/Warehouse building, replacement of existing chain link fencing with metal picket fencing as required by city of Mesa, new 8'-0" H. CMU wall along north property immediately north of new proposed production building, & new 8'-0" H. CMU wall along east property line
- A new canopy spanning between existing Assembly/Management Building and new Production/Warehouse building

### Site Design Concepts:

- Existing access to the site is from existing curb cut at end of N. Reseda Circle. This is a secure site, with no onsite vehicle parking allowed by employees or visitors. All employee and visitor parking currently occurs along the west property line outside the existing security fence. Visitors are required to check in at existing guard shack located at NWC of existing Assembly/Management Building.
- New proposed Production Warehouse building will be set back approximately 130'-0" +/- from north property line. An 8'-0" CMU screen wall is proposed along the north property line for screening of activities at grade level loading dock doors
- New proposed building will have a single slope roof, sloping from north to south. Roof storm water will be conveyed via scuppers and downspouts which will daylight at grade and surface flow to retention basin located south of proposed building. Majority of storm water from employee parking lot will generally flow from west to east via valley gutters, concrete roadway scupper at existing drive, into catch basin and underground storm drain lines which will convey water to bubbler catch basin along east driveway. Storm water will daylight at this catch basin and sheet flow into 1'-0" deep retention basin.
- Street visibility of new building will be minimal due to existing buildings and CMU screen wall along north property line
- A new driveway curb cut is proposed for access by truck traffic only. Location for new driveway is proposed east of existing driveway.
- New landscape islands will be added to existing employee parking lot along west property line as required by City of Mesa to comply with current zoning requirements.
- Internal landscape at the building will be limited to 5'-0" foundation base landscape at east, south, and partial west side of new building, along with some landscape along east property line
- Project will be phased into (2) phases, Phase I will be new employee parking lot, Phase II will be New Production Building and balance of site improvements



#### **Parking:**

Current parking calculations indicate a total of 121 parking spaces required. 115 parking spaces have been provided which include 62 new parking spaces. 5 existing parking spaces were lost in order to provide required parking lot landscaping at existing parking area along west property line. Orbital ATK has stated current employee count is 45 full time employees. With the addition of the new building, an additional 20 employees are anticipated. An additional 10 employees are anticipated with future expansion to the south of proposed building. This would bring total employee count up to 75 full time employees. The proposed 115 spaces would be more than adequate to accommodate all full time employees now and into the future. Section 11-32-6 allows for reduced parking through approval of Special Use Permit. We respectfully request a parking reduction of 6 spaces.

#### **General Operations:**

The new building at the OATK production facility located at 3309 N. Reseda Cr will have multiple uses. The majority of the floor space (North side) will be used for warehousing inventory. As part of the warehouse operation, there will be a shipping and a receiving area just inside the docks on the North wall. This portion of the building will also house the quality function of receiving inspection which includes a team of inspectors and various types of measurement equipment. The building will also house personnel related to management of materials. This includes cubicles and office space for Inventory Control Clerks and Production Planners. There will also be a small office area for Transportation Specialists.

The south end of the building will be utilized for various production processes. It will include a remanufacturing line with specialized equipment such as paint booths and ovens. A portion of the floor space will house machine tools (lathes, mills, etc...) to fabricate tooling, prototypes, and to do repair work on parts. The Southeast corner will have a separate area for warranty repairs and processing. A portion of the new production space will remain open for the near term to allow for additional assembly space tied to potential future growth of the business.

Respectfully submitted,

Leo Marin, Sr. Project Manager  
Deutsch Architecture Group