



FUJIFILM - PROJECT OASIS

6550 S. Mountain Road, Mesa, AZ 85212

August 30, 2018

Weiss Magness Architects, Inc., on behalf of Fujifilm hereby submits this project narrative for the Mesa Plant Expansion Project or "Project Oasis". The proposed project will expand the existing ±246,135 SF facility situated on an approximately 30-acre parcel located at 6550 S. Mountain Road, Mesa, Arizona.

Overview -

Fujifilm Electronics Materials, U.S.A., is a world leader in the development and manufacturing of materials for the semiconductor industry. The growth of Fujifilm's business has required upgrading their complete inventory management process to accommodate the increased demand, as well as provide greater flexibility to respond to the frequent non-forecasted spikes in demand. The existing Raw Material warehouse, Solvent Storage warehouse, and Finished Goods warehouse all need increases in spatial allotment to account for our continued growth.

X-Lab Building: Next generation semiconductor devices are susceptible to defects at <100nm scale. In order to provide the necessary quality assurances with our product lines, Fujifilm has decided to invest in the newest generation of metrology toolsets in order to quantify the defects in the sub-100nm range. These new tools will enable Fujifilm to maintain consistency and high quality throughout our product portfolio.

The current Fujifilm facility in Mesa, located near the corner of Mountain Road and Pecos Road, is proposing an expansion to accommodate facility requirements associated with business growth. The scope of this building expansion project will include construction of five new building structures, totaling approximately ±87,045 SF, including:

- Two-story Main Building Expansion (offices, laboratories, and employee amenities including a conference center, break areas, and an exercise facility)
- X-Lab Metrology Lab Expansion (new clean room laboratory for advanced metrology tools for semiconductor applications)
- Solvents Storage Warehouse Expansion (solvents storage)
- Raw Materials Warehouse Expansion (raw materials storage)
- Finished Goods Warehouse Expansion (finished goods storage)

Adjacent Zoning Districts and Existing Uses -

As indicated in the chart below, the current "HI" zoning provides for compatible uses and zoning between the subject site and the properties to the north, east and west and is also consistent with the existing and proposed General Plan. The proposed use of the building addition will be commensurate with the existing facility.

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Direction	Current Zoning	Current Use
North	Future SR-24*	Vacant Land
South	HI	Heavy Industrial
East	GI	Vacant Land / Industrial
West	AG	Vacant Land
Project Site	HI-PAD-AF	Industrial

Existing and Proposed Facility -

The existing Fujifilm Facility consists of (see PSP1.0):

1. 2-story, ±40,563 SF Thin Films Building and Canopy (B, F-1, H-3, H-4) / Type IA Construction, AFES
2. 1-story, 1,557 SF Mechanical Canopy (S-1) / Type IIB Construction
3. 1-story, ±250 SF Electrical Building (S-1) / Type IIB Construction
4. 1-story, ±8,053 SF Central Plant Building (B) / Type IIB Construction, AFES
5. 1-story, ±29,772 SF Raw Materials Warehouse and Canopy (H-3, H-4) / Type IA Construction, AFES
6. 2-story, ±60,548 SF Manufacturing Building and Canopies (H-3, H-4) / Type IA Construction, AFES
7. 1-story, ±65,318 SF Finish Goods Warehouse (H-3, H-4) / Type IA Construction, AFES
8. 1-story, ±11,458 SF Solvent Storage Building and Canopies (H-2, H-3, H-4) / Type IA Construction, AFES
9. 1-story, ±160 SF Foam Building (H-3, H-4) / Type IIB Construction, AFES
10. 1-story, ±160 SF Pump House (S-1) / Type IIB Construction, AFES
11. 1-story, ±2,009 SF DI/Waste Water Canopy (H-3, H-4) / Type IIB Construction, AFES
12. 1-story, ±26,287 SF Bulk Tank Canopy (H-3, H-4) / Type IIB Construction, AFES

Total existing Fujifilm Facility = ±246,135 SF

The proposed Fujifilm Facility Expansion consists of (see PSP1.0):

13. 1-story, ±8,400 SF Raw Materials Warehouse Addition (H-3, H-4) / Type IA Construction, ESFR
14. 2-story, ±10,930 SF X Lab Building (H-3, H-4) / Type IA Construction, AFES
15. 2-story, ±33,003 SF Office/Labs/Meeting Building (A-3, B, H-3) / Type IA Construction, AFES
16. 1-story, ±4,326 SF Solvent Storage and Canopies Addition (H-3) / Type IA Construction, ESFR
17. 1-story, ±30,386 SF Finish Goods Warehouse Addition and Canopy (H-3) / Type IA Construction, ESFR

Total proposed Fujifilm Facility expansion = ±87,045 SF

Total existing and proposed Fujifilm Facility = ±333,180 SF

Site Layout (see P1.1) -

The facility expansion is comprised of building expansions and a building addition that will physically connect to the existing structure mainly at two different locations.

The Raw Materials Warehouse expansion (Bldg. #11), X-Lab (Bldg. #12), and Main Building Bldg. (#13) Additions are situated at the NE corner of the existing Raw Materials Warehouse. The design of the Main Building will incorporate a new visitor's entry and will accommodate labs, break area, fitness center, general offices, and an employee conference center.

The Solvent Storage (Bldg. #14) and the Finish Goods (Bldg. #15) Warehouse expansions are positioned on either side of the existing Finish Goods Warehouse truck dock. The reconfiguration of this area will necessitate the relocation of an existing fire water line. The existing fire lane and solid waste truck routes in this area had been relocated and permitted by a previous project to allow the Finish Goods Warehouse Addition to occur to the north. The remaining existing fire lane and solid waste truck routes have been left in its original configuration.

There is currently an existing 152,043 SF parking lot designed for the staging of isotainer tanker trucks at the NE corner of the property, with an additional 101,524 SF of undeveloped land located at the NW corner. The continuation of the isotainer tanker truck parking lot will be expanded west into this area under a separate submittal. An existing 8'-0" high wall is provided along the entire length of the northern property line to accommodate the visual screening of the proposed extension of the tanker parking area.

The existing fire lane that parallels the west property line will be extended and rerouted and through and around the new west isotainer parking area, connecting with the previously established fire lane designated through the existing east isotainer parking area.

Access & Parking -

Vehicular site access will continue to be provided primarily from Mountain Road utilizing the three existing driveway curb cuts. Fujifilm will continue to provide private, controlled access internal to the site that allows movement in the service areas located along the north, west, and south property lines.

The existing east general parking area accommodates the bulk of required standard and accessible parking spaces. Due to the nature of the existing facility's operations, much of the manufacturing and storage functions require extra-ordinary large footprints to accommodate their intended use. The actual number of employees required to operate and support the facility may not be commensurate to the parking demands as currently imposed by the ordinance.

A following table indicates the number of parking stalls required based on the City of Mesa Zoning Ordinance and Section 11-32-2 and includes gross building areas and canopies:

Use	Building Area (S.F.)	Parking Required	Parking Provided
Existing	G.S.F		
Office @ 1 sp per 375 SF	40,287	108	
Manufacturing @ 1 sp per 600 SF	73,732	123	
Storage @ 1 sp per 900 SF	79,732	89	
Utility @ 1 sp per 900 SF/ Canopies	45,936 / 6,448	58	
Total Existing	246,135	383	413
Proposed Additions	G.S.F.		
Transformer Access	na	na	-3
Additional Spaces	na	na	+5
Office @ 1 sp per 375 SF	33,003	88	
Manufacturing @ 1 sp per 600 SF	5,785	10	
Storage @ 1 sp per 900 SF	39,386	44	
Utility @ 1 sp per 900 SF/ Canopies	5,143 / 3,726	10	
Total Proposed	87,045	152	415

Total Existing and Proposed =

535 spaces

415 spaces

Existing Reduced + Proposed =

415 spaces

Consideration for parking reduction calculations and methodologies for the existing facility along with the proposed additions are indicated as follows:

1. Programs -

Fujifilm is requesting a reduction to the COM parking requirements due to participation in the Maricopa County Trip Reduction Program where 50 employees use alternate modes of transportation other than a vehicle (see attachment).

2. Accessory Spaces -

Common use areas include accessory spaces for transitory support use by staff only and will not be fully occupied by personnel. Many of the spaces in existing facility as well as a large majority of the areas in the proposed Main Building houses amenities and support functions (common areas) for existing staff use only including, breakroom, fitness center, meeting/conference center, restrooms, locker rooms, utility and copy rooms, lobby, stairs, elevators, and circulation. It is contended that these areas would not normally impose a parking demand as they are transient functional spaces in nature and would not be permanently occupied by personnel.

3. Actual Parking Counts -

A parking occupant survey was recently conducted by Fujifilm to determine the current efficiency and use of the existing main vehicular parking lot. The following table indicates the collection of information collected:

Parking Spot Types	Quantity	No. Spots Occupied: Time and Date			
		10:35 am 8/16/18	3:00 pm 8/16/18	8:00 am 8/17/18	
Car Parking*	408	197	184	141	
Handicapped	13	4	1	3	
Car Pool	6	0	0	0	
Motorcycle	5	0	1	0	
Visitor	1	0	0	0	
Totals:	433	201	186	144	
Occupancy:		46.4%	43.0%	33.3%	
* Note (16) spots posted as No Parking for self-imposed/self-designated evacuation Primary Assembly Areas					
Occupancy Excl. (16) Assy. Areas:		48.2%	44.6%	34.5%	

Of the 415 standard existing standard parking stalls provided, less than 50% or (207) of the stalls are being utilized.

4. Number of Employees and Work Shifts-

The parking calculation does not account for the consideration of the actual existing employees, projected proposed headcounts, and shift change transitions in accordance with the following:

- 318 total (258 existing and 60 new proposed) employees where 49% or **173** are **production workers**, 51% or **162** are **administration workers**.
- Existing and Proposed Production Employee headcounts = **173 production workers**. Of the production staff 85% or **147** people work the day shift, 5% or **9** people work the swing shift, and 10% or **17** people work the night shift.

- Existing and Proposed Administration Employee headcounts = **162 administration workers**. Of the administration staff 85% or 138 people work the day shift, 5% or 13 people work the swing shift, and 10% or 16 people work the night shift.

Although the City of Mesa does not currently regulate parking considerations for shift change, Fujifilm is proposing to utilize the following City of Phoenix Zoning Ordinance as a guide for this condition-

"Specified Industrial Use: 1 space per 1.5 warehouse or production workers. If the facility runs more than 1 shift a day, employee count will be based on the two largest shifts and 1 space per 300 SF of administration space."

2 largest shifts (147 + 17) = 164 production workers / 1.5 = 109 spaces.

Using more restrictive COP Office requirement = 49,489 (actual office area) SF/300 = 165 spaces

Total required parking = 274

Existing and Proposed adjusted parking required = 274 spaces

Total parking provided = 415 spaces

A total of 11 existing accessible parking spaces (9 HC, 2 Van Accessible) and 20 existing motorcycle/scooter parking spaces are located near the SE corner of the existing Thin Films Building (#1), are provided and is adequate to accommodate the proposed expansion.

Architectural Building/Massing -

The architectural design for the proposed project will complement and be consistent with the existing industrial uses in the area and the current Fujifilm facility. The various components of the project will contain building elevations that are consistent with the City's goal for high quality development and in keeping with the surrounding industrial community.

The exterior architectural character of the Building Expansions will complement the adjacent commercial properties as well as providing the property owner an identifiable street frontage. This will be accomplished through an interesting mixed use of construction materials commonly associated with office and industrial building types. Since the proposed development consists of multiple building elements, a pallet of building materials has been implemented to provide and maintain a common thread throughout the facility.

The exterior building material for all the warehouse additions will match the existing exterior wall design consisting of painted (Dunn Edwards #DEW340, "Whisper") smooth precast concrete wall panels. Although the majority of the wall panels will be a single color, articulation of the wall is accomplished by utilizing horizontal and vertical score lines throughout the full height of the exterior wall surfaces, integrating with the previously established exterior wall motif. Consistent with the existing facility design vernacular, clear sealed stack bond C.M.U. masonry coursing is used where screen walls are required to conceal service operations from the street frontage and adjacent parking areas.

To create additional interest at the main building, colored (Dunn Edwards #DE6377 "Boat Anchor") form-lined concrete wall panels are used to relieve and to provide a textural accent from the predominantly smooth texture of the exterior wall panels utilized elsewhere. This is supported by the material contrast and its physical placement. The concrete wall panel placement will be consistently located on a separate plane from and extend past adjacent surfaces.

In contrast to the use of textured concrete wall panels, two types of colored glass fiber reinforced concrete panels will be utilized; 1) as the building skin ('921 FLINT' #P070) at the parapets and sidewalls that frame the glass curtain walls and 2) as upper level overhangs or "brows" ('504 LUNA' #S212) introduced for solar protection where large expanses of glass occur at the north elevation and at the main building entry. Painted smooth metal siding (Dunn Edwards #DEW340, "Whisper") is proposed where rooftop mechanical units are required to be visually screened. All other metal accessory features such as surface mounted light fixtures, door/window frames, exterior columns, canopy, and accent steel will be finished with a galvanized and/or silver anodized aluminum.

Two types of glass are used to compliment the buildings color pallet. Solar Grey vision and spandrel glass is proposed as glazing to compliment the buildings color pallet. All exterior glass will be vertically butt glazed captured in clear anodized horizontal aluminum window frames.

Landscaping / Hardscaping -

The perimeter of the site will be landscaped consistent with the surrounding context and per the standard requirements of the City of Mesa. The landscape components are integral to the design of the site and buildings and are meant to enhance the surrounding context, and the proposed landscaping palette will consist of an array of drought tolerant and indigenous plants that will respond to the materials, textures and colors used in the surrounding area.

Utilities -

The onsite water, fire water, and sewer services and other utilities will be supplied by means of the existing on-site mains. With exception of the installation of a new primary feed from SRP, the proposed project will require very little in the way of public infrastructure upgrades. South Mountain Road can adequately handle the anticipated traffic generated from this proposed facility.

Submitted by:

A handwritten signature in black ink, appearing to read 'Bobby L. Magness', is written over a light gray rectangular background.

Bobby L. Magness, Architect
Weiss Magness Architects, Inc.