

PROJECT JASMINE – DESIGN NARRATIVE

Project Address: 1807 N. 48th Street, Mesa, Arizona
COM Case Number: PRS18-00529
DRB Number: DRB18-00695
P&Z Number: ZON18-00710

Date: 10-2-2018

DESCRIPTION of PROPOSAL

This proposal is for a one-story, single-tenant, manufacturing building of approximately 110,000 square feet to be developed by a new ownership, the Blue Water Group, LLC. This use is allowed under the current L1 zoning.

The manufacturing process for this tenant is primarily metal roofing and metal wall panel systems for building envelope enclosures. The manufacturing process of fabricating panels uses flat sheet metal that is purchased in pre-painted rolled coils and shipped to the facility. This flat coil is unrolled on conveyors into roll-forming equipment that cuts and bends the sheet metal into rib-shaped profiles, then assembled into a variety of wall and panel systems. There are no foundry or die-casting operations in this facility or other operations that would emit gases, smoke or objectionable noise.

Approximately 20,000 s.f. will be used for fabrication and panel assembly lines with the remaining 80,000 s.f. used for storage of metal coil and roll-form dies.

The remaining 10,000 s.f. of office will be located at the west end of the facility, with the office entry located on the north side, adjacent to parking.

SITE DESIGN

The 8.5 acre site is located south of the Falcon Field Airport on 48th Street, south of E. McKellips Road, in Mesa, Arizona. Primary access is provided from the Loop 202 Freeway and Higley or Greenfield Roads.

The surrounding context of uses are developed and undeveloped parcels of primarily L1 - Light Industrial zoning. The site is located in the “Business Park” District at the far south end of the Falcon Field Sub-Area Plan.

The submittal anticipates two phases of development. Phase I is approx..5.8 acres which will be developed on the western two-thirds of the overall site, with Phase II covering the remaining eastern third of the property. Phase II will be a similar metal-panel manufacturing to Phase I. Until future production demand can be determined, the Phase II building size anticipated with this submittal is 30,000 s.f. Building frontage will face Ingram Street.

Based on the anticipated employee base of 40 employees per shift, approximately 88 parking spaces are provided for visitors and employees. This parking is located adjacent to the north side of the building. The Mesa parking *Ordinance* requires 150 parking spaces based on 10,000 s.f. of Office and 100,000 s.f. of warehouse/manufacturing, which requires nearly five times the parking spaces needed, for a building that is 90% fabrication and storage area. We anticipate applying for a SUP permit to reduce the required parking to the 88 spaces provided.

Semi-trailer truck parking and maneuvering will be restricted to the rear of the building within the east truck court. 8ft articulated screenwalls will be provided to screen the truckcourt from Ingram and Jasmine streets.

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Lighting for north-side drive-aisles parking spaces will be provided from wall mounted fixtures located on the north and east building walls. These wall-mounted fixtures will be located approx. 25-ft above grade and will be shielded from adjacent properties. Light pole fixtures will not be required.

Outdoor storage is anticipated at the far east edge of the site. This area will be screened with a solid 10-ft tall masonry wall facing adjacent properties.

Monument signage is not needed, or desired by this Owner, preferring to keep the building identity very-low key, limited to the entry door location as shown on the building entry rendering.

On-site grading and drainage design will accommodate a 100 year, 2-hour storm event and adjacent half-street run-off, utilizing a combination of catch basins and retention basins. Utilities include an on-site fire loop and hydrants connected to the 48th Street and Ingram Street water mains.

The landscape design will use indigenous desert materials in compliance with City of Mesa design guidelines palette. Foundation base landscaping is provided between the building and north-side parking spaces.

BUILDING DESIGN

The overall character of the new development will emphasize the metal building envelope systems as manufactured by the new ownership. This is extremely important feature to showcase the new technologies made available by this company.

Building materials and colors will emphasize articulated curved metal forms and a palette of low-reflectance finishes, that support the forms and materials suggested by the Falcon Field Sub-Area 'Design Inspiration' Guide. Primary materials being integral color masonry walls along the base of the building with horizontal standing seam metal panels above this base element and curved-sloped standing-seam metal roofing. These materials have proven to be very durable, requiring low maintenance in the harsh desert environment. The curved metal roofing provides a unique, contemporary departure from the more typical box-shape forms of industrial tilt-panel concrete buildings.

The building entrance is located on the northwest corner of the building, with a deep metal-box shaped fenestration overhang above and surrounding the potential second floor office area. This element is indicated as a bold blue color indicative of the Owner's corporate logo (BEMO) colors while providing a strong entry identity feature from the main building mass. This area will be landscaped and well-lit, with upgraded paving surface materials.

Two-story, vertical glass elements are provided along the west elevation, providing daylighting into the office areas facing 48th street. Additional perforated metal screen vertical-fin fenestration is provided within these glass openings. The curved roof provides a strong massing element and identity. This clean form eliminates the use of mechanical roof-top equipment and requisite screening. Consequently, the proposed air-conditioning units will be mounted along the south wall of the building and screened with perforated-metal elements.

End of Narrative