

Project Red Hawk

Employment Opportunity District Development Plan

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Submitted to:

The City of Mesa Planning Division
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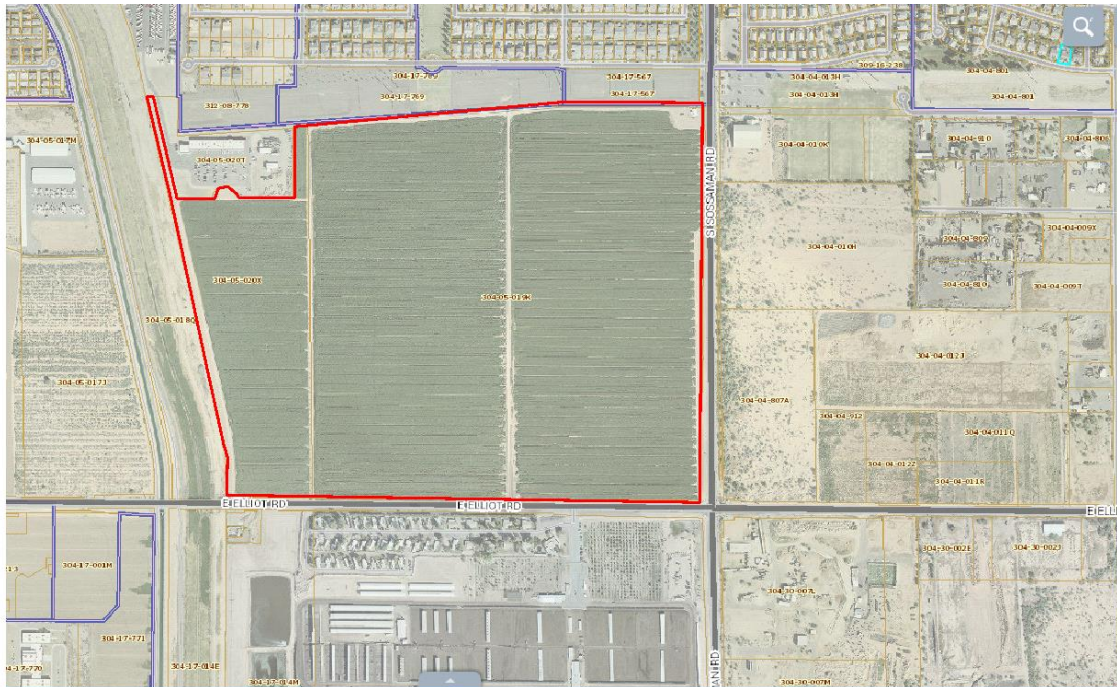
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A. Project Location/Development Plan Map

The area covered by the Red Hawk Employment Opportunity District (RHEOD) is bound on the east by Sossaman Road, on the South by Elliott Road, on the west by the RWCD canal and on the north by a 250-foot wide electrical transmission line easement corridor, including multiple 69 kV, 230 kV and 500 kV SRP transmission lines. The 187-acre property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below, and on the Project Red Hawk Development Plan Map provided as **Exhibit A**.



B. Development Goals

The purpose of the RHEOD is to provide an area where an office park, research and development facility, light manufacturing, data and information processing centers, limited manufacturing and processing, wholesaling, research, and/or warehousing and distributions activities may take place in enclosed buildings with outdoor storage as needed to support the primary uses. The buildings may have a campus-like setting, and areas visible to the public will generally include landscape areas as described herein.

Consistent with the current Industrial and Mixed Use Activity/Employment uses designated in the City of Mesa General Plan, the applicant aims to create an Employment Opportunity District that will allow potential users that seek a campus-like environment with sophisticated security and enhanced utility needs, to move quickly through the entitlement processes in order to establish development that is not only consistent with the City of Mesa's goals for this location, but that enables a nimble response to market and technological factors driving development decisions. This site is envisioned to be developed in phases-- with a range of building square footages and maximum flexibility for the ultimate site plan configuration.

C. Land Use Regulations

The RHEOD is based on the uses allowed in the Light Industrial (LI) zoning District. Accordingly, the allowed uses in the RHEOD are as follows:

| Proposed Use | |
|---|--|
| Public and Semi-Public Use Classifications | |
| Colleges and Trade Schools, Public or Private | P |
| Colleges and Universities | P |
| Commercial Trade Schools | P |
| Industrial Trade Schools | P |
| Day Care Center (as an accessory use) | P |
| Government Offices | P |
| Hospitals and Clinics | |
| Hospitals | P (1, 2) |
| Clinics (as an accessory use) | SUP (1, 2) |
| | MZO §11-31-15, Hospitals and Clinics |
| Hospitals | P |
| Public Safety Facilities | P |
| Public Maintenance Facilities | P |
| Commercial Use Classifications | |
| Conference Centers (as an accessory use) | SUP |
| Business Services (including data centers) | P |
| Eating and Drinking Establishments; as a service to on-site business or industry | |
| Bars/Clubs/Lounges | P |
| Coffee Shops/Cafes | P |
| Restaurants, Bar and Grill | P |
| Restaurants, Full-Service | P |
| Restaurants, Limited Service | P |
| With Drive-Thru Facilities | P |
| With Outdoor Seating Areas | P |
| | MZO §11-31-19, Outdoor Eating Areas |
| Hotels and Motels | P |
| Laboratories | P |
| Offices | |
| Business and Professional | P |
| Medical and Dental (as an accessory use) | P |
| Personal Services (as an accessory use) | P |
| Employment and Industrial Use Classifications | |
| | P |
| Handicraft/Custom Manufacturing | P |

| | | |
|--|----------|--|
| Light Assembly/Cabinetry | P | |
| Manufacturing/Limited | P | |
| Research and Development | P | |
| Warehousing and Storage | | |
| Indoor Warehousing and Storage (as an accessory use) | P | |
| Transportation, Communication and Utilities Use Classifications | | |
| Heliport (as an accessory use) | SUP | |
| Communication Facilities (as an accessory use) | | |
| Antenna and Transmission Towers (as an accessory use) | P | |
| Utility Classifications | | |
| Solar Farms (as an accessory use) | SUP | MZO §11-30-15, Solar Panels and Other Energy Production Facilities |
| Utilities, Major | CUP | |
| Utilities, Minor (as an accessory use) | P | |
| Specific Accessory Uses and Facilities | | |
| Outdoor Storage (as an accessory use) | P (3) | |
| Caretaker's Residences (as an accessory use) | P (1, 2) | |
| Portable Storage Containers (as an accessory use) | P/SUP | MZO §11-30-16 Portable Storage Containers |

P= Permitted, CUP= Council Use Permit, SUP= Special Use Permit

1. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area.
2. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
3. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the RHEOD. The Zoning Administrator shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this District. The Zoning Administrator may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

Uses shown above as requiring a SUP or CUP will be processed per the procedures outlined for Council Use Permits and Special Use Permits in the City of Mesa Zoning Ordinance (MZO).

Pursuant to Section 11-14-4 of the MZO, land uses not listed in this development plan are considered prohibited.

D. Red Hawk Development Standards

Base Zoning District

The default base zoning district for the RHEOD shall be the Light Industrial (LI) zoning district. Any development standard not specified herein will default to the development standard of the Light Industrial (LI) zoning district within the MZO. Bulk and dimensional standards are shown below. Attached to this Development Plan as **Exhibit B** of this Development Plan is a table reflecting general development standards in the RHEOD.

Height

The allowed height of buildings and mechanical equipment within the RHEOD will range from a maximum of 50' to a maximum of 150', as shown in those areas identified on the Red Hawk Height Restriction Map provided as **Exhibit C** of this Development Plan.

Building Setbacks

| Building Setbacks | | |
|--|-------------------|--|
| Front Yard | Sossaman Road | 15 feet |
| Street-facing Side Yard | Elliot Road | 15 feet |
| Interior Side Yard | Northern Boundary | 20 feet |
| Rear Yard | RWCD Canal | 15 feet |
| Interior Side Yard Step back | Northern Boundary | 1 foot of setback for each foot of building height with a minimum of 20-feet |
| Minimum separation between buildings on same lot | | Per City of Mesa Fire Code |

Landscape Requirements: setbacks and planting requirements

Street-facing setbacks will be landscaped in accordance with Sec. 11-33-3.B.

Parking Requirements; sizes and number of spaces

Parking that is available to the public will meet the standards set forth in Chapter 32 of the City of Mesa Zoning Ordinance. Parking that is internal to a secure portion of the site and not accessible to the public will have no limitations and will be based on the applicant's parking needs based on applicant's similar facilities and/or findings of a traffic/parking study conducted by the applicant and approved by the City of Mesa Planning Director.

Parking lots shall be asphalt paved with concrete curbing unless there are site specific circumstances that require a different pavement type. Landscape islands will be provided and the end of each row of parking spaces.

Loading Spaces

Access to the loading dock areas shall be through a driveway from the site's internal, looped road. Buildings that require loading docks shall use service berths that are concrete curbed/paved.

Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery. Site wall and landscape design shall screen any dock areas from adjacent properties.

Vehicular Access

The site will have at least one primary entrance and may have one or more secondary site entrances for vehicular access and egress from the site, as deemed necessary by the applicant based on the applicant's access needs based on applicant's similar facilities and/or findings of a traffic study conducted by the applicant and approved by the City of Mesa Planning Director.

E. Architectural Design Guidelines

The provisions of this section seek to create a foundation for design that will ensure the development of industrial style buildings with compatible uses of materials and colors on all elevations.

Architectural design elements for these buildings shall include:

- Building facade modulation.
- Building entrances that are readily identifiable for public safety purposes.

Building Massing

The industrial style building massing will be softened using one or more of the following techniques:

- Provision of a site fence or wall that is setback from property line.
- Setback of building structures from property line.
- Use of landscaping elements to create a sense of scale.
- Modulation of the building wall plane.
- Compliance with the heights established in the Red Hawk Height Restriction Map.

Roofs

Roof parapets may be stepped in concert with the roof slope and will extend a minimum of 42" above the level of the roof surface behind.

Screening

When possible, and when visible from public roads and/or neighboring properties, roof-mounted equipment screening shall be constructed as an encompassing monolithic element, rather than as several individual units and screening elements will be provided. However, due to the size of the RHEOD and proposed building heights, screening of the mechanical and electrical equipment from public view is not always possible. Screening of roof-mounted equipment will not be required for any equipment that cannot be seen from the surrounding public roads and/or neighboring landowners. The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment.

Elevations/Walls

A cohesive design shall be carried through and applied to all sides of buildings. Building elevations shall be designed to be compatible with each other and reflect a consistent design approach throughout the site. The exterior building envelope shall be designed to optimize the building's energy performance

Building Form Standards

Allowable building materials within the RHEOD include, but are not limited to, precast concrete wall and architectural metal wall panels.

Building designs shall not mix architectural elements or ornamentation from different styles. Buildings shall be required to employ the same materials on all elevations.

Homogeneous wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variation on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections; banding; reveals; scoring of building facades; color changes; texture or material changes. Design elements and features that are faux in nature and have no operational functionality or relevance to the floor plan or utility of the building for its intended purpose will not be required architectural aesthetic elements.

Primary entrances to buildings shall be made sufficiently prominent that they can easily be identified from a distance for public safety purposes. Canopies at primary employee entrances shall be provided.

Accessory or ancillary buildings, whether attached or detached, shall be of similar design, with compatible materials and construction to the nearest primary structure.

Color Palette

All exterior walls shall be painted, stained, or integrally colored in neutral desert earth tones. Accent colors found in the native desert palette will be encouraged to provide design interest and diversity.

Fencing- materials and location

A property line fence of a maximum 4 feet in height will be allowed along the perimeter of the property and will delineate the site boundary.

A secure perimeter fence 10 feet in height, made of anti-climb material will be allowed along the perimeter of the property between the property line and the building setback line.

Both of the fences described above shall be allowed along the same site boundary. If only one fence is used, the fence must be at least 6 feet in height.

Fence materials may include:

- Opaque wall (i.e. masonry unit)
- Steel anti-climb security fencing
- Iron or Wrought Iron
- Wire mesh
- Pipe-rail or post-and-rail fencing

Temporary chain link fencing may be used until permanent fencing is installed prior to the issuance of the Certificate of Occupancy. In the event the site is developed in phases, chain link fencing or other temporary fencing may be used on interior portions of the site that are not directly visible from public roads or neighbors until the balance of the site is developed and/or permanent fences are installed upon the completion of later phases.

F. Landscaping Design Standards

These landscape guidelines are intended to provide the framework for the development of the overall landscape character of the project. The guidelines shall apply to all external-facing areas of the site including edge treatments, gateways, and any external-facing vehicular circulation routes, pedestrian paths, open spaces and/or parking areas. The objective of these guidelines is to unify the external-facing views of the project.

Edge Treatments

The perimeter of the site shall incorporate the use of flowering desert shrubs and groundcovers. The edge treatments shall incorporate landscaping that will be sensitive to species selection that is compatible with the environmental conditions of the area. Drought tolerant shade trees, architecturally themed perimeter screen walls and landscape mounds and contours shall be incorporated along all site edges. Although the northern boundary of the property is adjacent to land that is zoned residential, this land is subject to a power line easement that is owned by the Desert Place at Morrison Ranch Homeowners Association. The edge treatment on this northern boundary will be sensitive to the residential properties located north of the easement and will incorporate enhanced landscaping to create a buffer.

The proposed land uses in the RHEOD are compatible with the land use designations of the properties to the east, south and west of the development site, therefore no enhanced buffering is necessary on these boundaries.

Main Site Entrance

The main entrance to the site shall be clearly identified with a monument sign and enhanced landscaping. The landscaping shall offer a formal, year-round color of the foliage selected and formal planting patterns will be used. These landscapes typically use color planted in mass or in hedgerows usually as shrubs or groundcover. Plants shall provide height and a sense of enclosure, and can include tall palms and/or desert appropriate pines, complemented by indigenous desert trees. Additional garden landscape accents will include sculptural forms such as agave, prickly pear or other succulents planted in mass, in rows or as clustered accents.

Open Space

The applicant may use open space on the site to help define pedestrian circulation routes, provide stormwater retention, or for general site design or aesthetic purposes at applicant's discretion. Interior open spaces between perimeter screening and development structures with little pedestrian activity shall be desert shrub landscaping using low water use vegetation. Native seed mixes and plants may be used in these areas to provide visual openness and low maintenance. The open spaces shall be bound by defined planting edges to provide a cohesive landscape character for the development.

Plant Palette

The plant palette shall be water conscious and will include species that promote sensitivity to the environment. The palette shall relate and complement the surrounding areas with similar species and layout. Most of the plant material will be low water use and drought tolerant. Lawns shall only be proposed for athletic fields which may be used on an interim basis.

G. Permanent Sign Regulations

The standards set forth in MZO Section 11-41-6(E) regarding signage in the LI Zoning District shall be used for all permanent signage in the RHEOD.

H. Development Processing

Site Plan, Elevations and Landscape Plan must be approved by the Planning Director prior to issuance of a building permit, pursuant to the procedures outlined in Sections 11-14-7 and 11-14-10 of the City of Mesa Zoning Ordinance. When possible, the Planning Director will consider Site Plans and building design concurrently.

I. Definitions

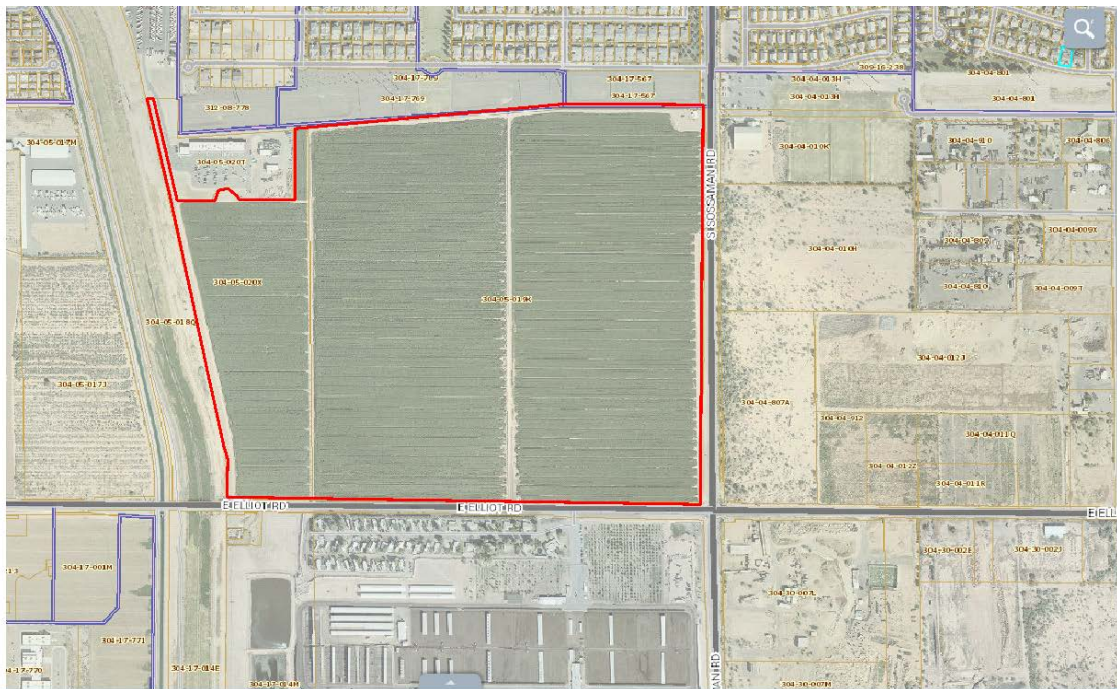
Terms used within this Development Plan are consistent with those found in Chapters 86 and 87 of the MZO with the addition of the following:

Data Center: A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, Telehouse co-location center or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center.

Project Red Hawk

Development Plan Map

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| Project Red Hawk Ownership Table | | |
|--|-------------|-----------|
| MBR Land I, an Arizona General Partnership | 304-05-019K | 6,561,278 |
| | 304-05-019F | 26,996 |
| | 304-05-019G | 17,324 |
| MBR Land I, LLP | 304-05-020X | 1,523,527 |
| | 304-05-018K | 4,326 |
| | 304-05-018L | 6,098 |
| B&K Land Investment Co., et al | 304-05-02K | 17,539 |
| Morrison Ranch Inc. | 304-05-022G | 435 |
| Total | | 8,139,549 |
| Acres | | 186.85 |

Mechanical and Electrical Equipment: Cooling towers, water tanks, substations, transformers, generators, future cell areas, antennae, equipment cabinets and other electrical, structural, mechanical and electrical appurtenances whether roof or ground mounted.

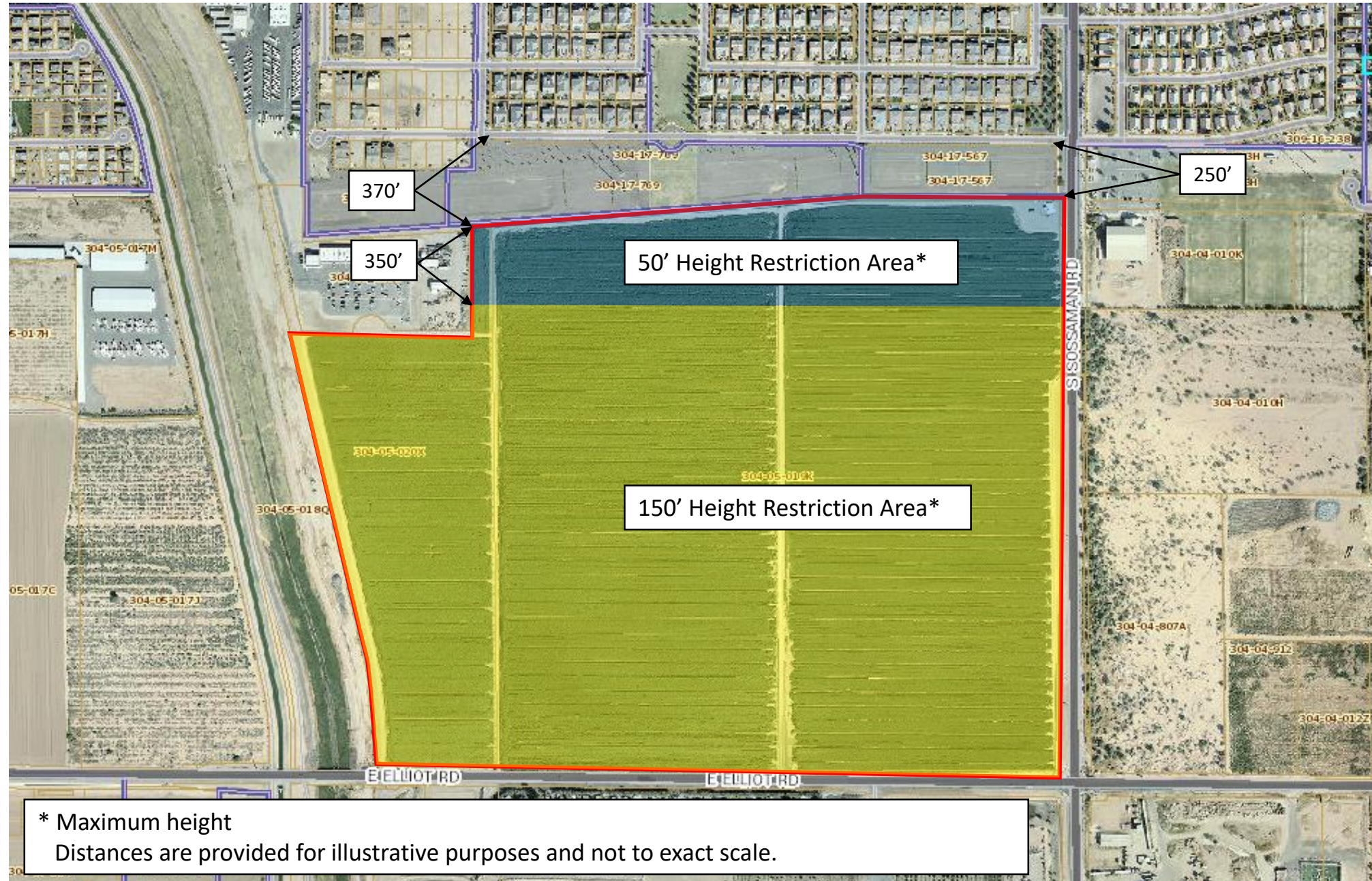
J. Administrative Procedures

Procedural matters regarding the RHEOD will follow those outlined in Chapter 14 of the MZO, specifically those contained in Sections 11-14-9 and 11-14-10 relating to amendments, administrative actions and appeals.

Exhibit B: General Development Standards

| Standard | Proposed |
|---|--|
| Building Height | Height identified in "RHEOD Height Restriction Map"; ranges from a maximum of 50 feet to a maximum of 150 feet |
| Setbacks | West boundary: 15 feet; north boundary: 20 feet. |
| Fences/Walls | 4' and 10' around entire site; Materials may include CMU's, steel anti-climb fencing; iron and may include wire mesh where not visible to the public (unless wire mesh is temporary during construction) |
| Parking | Parking per site plan review |
| Landscape Islands | Parking per site plan review |
| Screening: | |
| - of Mechanical Equipment | The height of the perimeter wall(s) and accompanying landscaping will be deemed as appropriate screening elements for roof and ground-mounted mechanical and electrical equipment. Definition created to define equipment. |
| - of loading docks | Site wall and landscape design shall screen any dock areas from adjacent properties. |
| - of trash and recycling areas | Trash and recycling areas shall be included in the loading dock area in addition to the loading docks for material delivery. |
| - on common property line with residential district | 4' and 10' wall around entire site per description in the Project Narrative; Materials may include CMU's, steel anti-climb fencing; iron and wire mesh not visible from public view. |

Red Hawk Employment Opportunity District: Height Restriction Map



* Maximum height
Distances are provided for illustrative purposes and not to exact scale.