



Union at Riverside Narrative

May 20, 2019

Via DIMES electronic submittal

Lesley Davis
City of Mesa, Planning Division
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Re: Union at Riverside – Phase A (Office and Garage)
Design Review Application Package

Dear Lesley:

This project is the first phase of a larger master planned approximate 28.17-acre commercial development site known as Union at Riverview located at the northwest corner of Cubs Way and Riverview Auto Drive in Mesa (the "Overall Site"). Union at Riverside Phase A is comprised of a Approx. 230,000 SF 4-story office building with a one at grade and 3-level above parking garage generally located on the northeast quadrant of the Overall Site. Phase B is a proposed minimum 220,000 SF / maximum 8 Stories – 450,000 SF future office building with a one at grade and 3-level above parking garage (completing Phase A parking structure) generally located the southeast corner of the Overall Site. Phase C is a proposed minimum 220,000 SF / maximum 8 Stories – 450,000 SF future office building with an one at grade and 3-level above parking garage generally located the northwest corner of the Overall Site. Phase D is a proposed minimum 220,000 SF / maximum 8 Stories – 450,000 SF future office building with an one at grade and 3-level above parking garage (completing Phase C parking structure) generally located the southwest corner of the Overall Site.

On January 23, 2012, the Mesa City Council approved zoning case Z11-026 for the Riverview Cubs Stadium Complex, which includes the Union at Riverside Overall Site and Established the zoning GC-PAD and Design Guidelines for the property.

General Plan compliance:

The Overall Project, including the office building development phase, satisfies the General Plan as follows:

1. Creation of place and quality employment center which draws people and businesses together;
2. A high-quality development with a design that can stand the test of time;
3. Respectful of the Sonoran Desert environment and use of desert landscaping around the site and preserve our natural water resource;
4. Project promotes Mesa's vision of the future through innovation and creativity in the built environment;
5. Establishing appropriate land uses for the intersection of Loop 202 and Loop 101;
6. Proving commercial uses adjacent to the neighboring community to increase annual levels of annual sales tax to the City;
7. Maximize opportunities for the use of the land adjacent and within close proximity to existing and proposed freeways for large-scale non-residential uses; and
8. Foster and maintain long-term economic growth for the City of Mesa.

Design Narrative:

Formal PAD overlay approval criteria specified by the PAD design guidelines. The project site is primarily classified as Mixed Use/Residential with the General Plan map identifying the area as Mixed Use Activity District. The project complies with the PAD development standards as outlined in the Standards Table.

In general, the building design is a Class A office building with glass and metal panels as the exterior skin. A steel structural frame with concrete floors make up the building with a metal panel rooftop screen wall to screen the mechanical equipment on the roof. The design intent of the project encourages a high-quality built environment with a special sense of place. The design principles include encouraging pedestrian movement, architecture that will withstand changes in style and economy, responding to climatic factors and human comfort, and the provision of opportunities for interaction and observation. The design also encourages connectivity and walkability to promote pedestrian movement and interaction through a pedestrian plaza with decorative pavement, pedestrian walkways, trees and enhanced landscaping and appropriate streetscape landscaping that will establish a comfortable year-round environment. In concert with the overall Riverview Park area, the palette of plants is composed of low water use, colorful and shade producing trees, shrubs, groundcovers and accent plants. Both large and smaller shade producing trees with enhanced understory plants coupled with hardscape materials will also be provided along the Site's frontages, and throughout the pedestrian areas and service drive extending through the center of the Site to further distinguish pedestrian areas from vehicular maneuvering areas. The approved landscape and hardscape materials will also create an aesthetically pleasing and comfortable environment for pedestrians passing by or through the Overall Site. Existing light poles at the main drive and parking lots will continue onto the proposed site to maintain continuity and consistency. The proposed lighting will be compatible with the proposed office tower, as well as adjoining and nearby buildings and uses. The lighting will not adversely impact uses within the Overall Project nor adjoining and nearby uses. The project connects people to places for living, employment, education, transportation, open space, cultural and recreation, restaurant and retail through well-designed streetscapes, shade and active ground floors. Support human health, economic development, and livability through the creation of a walkable, bikeable and transit-oriented environment.

We appreciate your consideration of this Design Review Application Package request. Please let me know if you have any questions or if you require additional information related to this request.

Sincerely,

DAVIS



Buck J. Yee
Principal, Project Architect