

# WARE MALCOMB

ARCHITECTURE

INTERIORS

BRANDING

PLANNING

CIVIL ENGINEERING

BUILDING MEASUREMENT

Date: 02.24.2020

To: City of Mesa

Project Name: The Landing Phase 3

Project No.: PHX19-0037-00

Subject: Project Narrative

From: Eric Zitny

## **Project Narrative:**

The Landing Phase 3 is a continuation of two highly regarded industrial parks located adjacent to the Phoenix-Mesa Gateway Airport in Mesa, Arizona. The Landing Phase 3 benefits from South Loop 202 visibility as well as direct access along Ray Road. The goal of Phase 3 of the project is to deliver 7 spec industrial buildings totaling 525,000 square feet of highly functional and affordable industrial, manufacturing and distribution space to the Southeast Valley. Focusing on the demands of tenants 5,000 to 248,500 square feet, The Landing Phase 3, with a welcoming and attractive aesthetic, is poised to deliver the new standard for industrial space in 2020.

Note the following exhibits have been included:

- Ex1-Trash; Example of trash enclosure located inside truck court on a completed project.
- Ex2-TashGG; Second example of trash enclosures located inside truck court on a completed project.
- Ex3-LandBld3; Elevations from The Landing Phase 1, building 3 to show aesthetic variation and continuity from previous phases.
- Ex4-202Bld1A; Elevations from The Landing 202 (Phase 2) building 1A to show aesthetic variation and continuity from previous phases.

## **Special Use Permit Narrative:**

Please note that we are applying for a special use permit for a parking reduction. We would like to propose a reduction from 75% of the building area at 1/500 and 25% at 1/375 per Mesa code of ordinance section 11-32-3 "parking spaces required" to 100% of the combined building area at 1/1100. This brings our required parking total from 1,137 spaces down to 477 spaces, however we are providing 742 spaces which is only 395 less than the initial requirement. This request is made on the precedent that both previous and adjacent projects, The Landing (ZON18-00135) and Landing 202 (ZON19-00070), have been approved with this ratio. The Landing is fully completed, and the parking has been sufficient for the use of the current tenants. In addition, city of Phoenix only requires a minimum of 1/1,000 and drops down to 1/2,500