



KBELL ENGINEERING, LLC
1355 N. 86th Place, Mesa Az 85207
602.980.8246

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Ms Mary Kopaskie-Brown
Director of Planning
City of Mesa Development Services Department, Planning Division
55 N. Center Street
Mesa, Az 85201

RE: Project Narrative for Extended Stay America Premier Suites & Marriott Studio
Greenfield Road & Banner Gateway Drive Mesa, AZ

The proposed two building hotel development consists of two four-story hotels on approximately 4 acres at the intersection of Greenfield Road and Banner Gateway Drive. Each hotel will consist of approximately 124 rooms, a gym, lobby, and laundry area for guests. The hotel façades are comprised of high quality EIFS with the Extended Stay America Premier Suites in six colors and metal parapet coping and the Marriot Studio with four colors and metal parapet coping. The color choices for the building and landscape package are presenting a great complimenting balance to the neighboring properties and the growing area. All architectural articulation is achieved by means of feature massing, varying fields of depth, and parapet heights to satisfy city requirements. There is an existing access drive on Banner Gateway Drive constructed with adjacent existing developments which will provide shared access to the multi-family project to the east. The proposed parking requirement has been met per the city required spots per rooms.

The project proposes two outdoor common open space and amenity areas, one for each building. Each open space is 100% exposed to the sky except for those areas shaded by trees and landscaping. The western most outdoor common open space and amenity area consists of 1173 sf with seating areas (benches and tables) on a concrete pad with proposed shading provided by adjacent trees and landscaping. The eastern most outdoor common open space and amenity area consists of 1243 sf with seating areas (benches and tables) on a concrete pad with proposed shading provided by adjacent trees and landscaping.

The project is requesting a special use permit concurrently with the site plan review to increase the allowed height limit from 30 ft to 50 ft to allow the proposed hotel buildings. Per the general plan, the site is located with the Mixed Use Activity District and Proposed Transit Corridor. The Mixed Use Activity District is defined in the General Plan as "Areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses." The proposed Transit Corridor is defined as Areas where "light rail and other high capacity transit areas that can develop with a more intense, walkable urban environment." The Mixed Use Activity District consists of large format commercial areas and hotels are considered a primary land use in the area. The proposed hotel development is consistent with and advances the goals and objectives of the General Plan. The surrounding area around the project includes 3 story multi-family buildings, hospital and medical facilities and retail development. All of these uses are compatible with the proposed hotel development.

The 4.5 ac site location at the intersection of a major arterial, S. Greenfield Road, and E. Banner Gateway Drive, a collector, is consistent with the intent of the General Plan and its adjacency to other commercial development supports the City's policies for an increase in height as it does not impact residential development. The proposed project is complimentary to the multi-family, medical and retail uses nearby. The site is nearby two major arterials, S. Greenfield Road and State Highway 60 and has existing utilities immediately adjacent to the site. It has adequate public services and facilities to support its use. The site is also supported by the City of Mesa Economic Development Department for its use as a hotel development.

The project is also proposing a two-lot plat effectively splitting the property into two lots, to allow each building to be located within its own lot. All the utilities that cross lot lines will be located within easements and each building will stand alone for water and sewer domestic service. Shared access, parking and retention facilities will be provided through an agreement that will be put in place with the plat.