

## Design Review Narrative for CV MESA GERMANN INDUSTRIAL PARK

These sites were Annexed to Mesa, Arizona in a 1990 **case A89-003**. They have been commonly used as farmland, as were many of the area parcels.

There have also been several rezoning cases it is **currently zoned: LI-AF Light Industrial with Airport Overflight**. These two adjacent parcels are in the **Mesa Gateway Strategic Development Plan**, an economic development area seeking to foster enhanced transportation and employment opportunities. There may be certain incentives and physical advantages to this area that the development may seek to utilize.

**Adjacent zoning** is currently L1 to the north and east also with the exception of the parcel to the east which is zoned AG Agriculture. To the south across Germann in Queen Creek there are multifamily R-I43 and similar office industrial park zoning.

**The uses envisioned for this development are per the City of Mesa Zoning Description:**

### **LI Light Industrial**

To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

### **Site Design**

The development is for a light industrial park consisting of 6 buildings totaling 663,992 S.F., each building is 40' high. Street side buildings have multiple façade features to provide exceptional interest to the building elevations. The building elevations step back and forward to break up long length, along with canopy features placed to enhance the appearance from street side. Main entry has generous front plaza's and several extended to a sitting/shade areas for employee comfort and use. Care has been given to separate car traffic from truck traffic and create separate circulation paths. Dock areas have both recessed docks and at grade docs for multiple trucking options. Landscape enhances the site and helps in screening, activities. Water is retained to the west of the site or underground. Off-street road conditions have been designed per the Queen Creek Town standards to be annexed into Mesa. Existing abandon irrigation and easements will be remodeled and abandon from the site entirely. This site is 38.6 AC NET and have a lot coverage of 39%. The site requires 842 P.S. and has been designed with 882 P.S. All Building design feature has been incorporated throughout the entire site.

## **Building Design Review:**

The design concept is to not only meet the city of Mesa requirements but exceed them, to provide a relief from the long massive traditional look of industrial buildings. In creating interest, several design patterns have been created. First, our corner elements that have a secondary wall in front of the corner, a horizontal canopy, and glazing, our second element is a more traditional wall plane with horizontal score lines and faux window statement. On our longer building we created an element that projects outward from the wall face in an inverted 'U' shape and large canopy over the door entry. To help break up the building our next element is recessed 5' into the building with a 'box' score line gride with glazing above and below, these are internal main entries associated with plaza areas like the building corners. Our final element is a horizontal scored element use to provide a vertical break from the traditional wall plane. The parapets of all those masses and elements vary from the 40' baseline and cuts into the tilt up wall to create negative opening and help provide vertical relief every 50'. The color scheme uses a mixture of greys and blues to help break up masses and articulate the design elements even more. All canopies, store fronts, and parapet trims will be a clear anodized aluminum finish to balance the wall colors and materials.