

NEC Atwood and Winnston Ave

BIZ Overlay, Site Plan Review, and Design Review Narrative

Case No. ZON-24-00277

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A. Introduction and Project Overview

On behalf of Clyde Capital., this application is a request for approval of a Bonus Intensity Zone (BIZ) overlay, Major Site Plan Modification, and Design Review for the approximately 2.36 net acre property located at the northeast corner of Atwood and Winnston Avenue, otherwise commonly known as Maricopa County Assessor’s Parcel Numbers 304-62-164, 304-62-165, 304-62-180, and 304-62-165 (cumulatively, the “Property”) (See **Tab A, Aerial Map**). The Property is currently undeveloped and is well-positioned for employment uses in an area designated for light industrial development.

As detailed herein, the intent of this BIZ Overlay and site plan modification is to establish site-specific development standards and design criteria for development of the Property for a high-quality light industrial facility that will create new employment opportunities and provide a product type that is underserved in the submarket. The proposed 37,926 square foot building will have the option to be divided into four separate tenant units measuring 9,324 square feet each and offering an ideal flex industrial space for small businesses and manufacturers within the City of Mesa.

B. Relationship to Adjacent Properties

The Property is bounded by right of way on three sides with Atwood to the west, Winnston Avenue to the south, and 89th Place to the east. The surrounding area is entirely zoned for light industrial use, which is consistent and compatible with the proposed use for the Property. To the east and west are undeveloped parcels. To the north is a small manufacturing facility. To the south across Winnston Avenue is a general contractor’s office.

C. General Plan and Zoning

The City of Mesa General Plan Land Use Map and designates the Property as Employment, the focus of which is to provide large areas devoted primarily to industrial, office, warehousing, and related uses. (See **Tab B, General Plan Map**).

The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. (See **Tab C, Strategic Development Plan Map**). Per the Strategic Development Plan, desired uses for the Logistics and Commerce District include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The proposed development is consistent with the goals of the General Plan and Strategic Development Plan for this area.

The existing zoning for the Property is LI-PAD-BIZ. (See **Tab D, Zoning Map**). As background, the Property was zoned Light Industrial (LI) with a Planned Area Development (PAD) Overlay pursuant to Z05-90, which included a total of approximately 49 acres between Pecos Road and Germann Road. The approved PAD permits zero lot-line setbacks along individual side yard property lines. In 2023, a site plan and BIZ Overlay were approved for the Property in 2023 to accommodate an industrial development. The approved BIZ Overlay provides additional relief from LI development standards as follows:

Development Standards	Approved
<u>Materials and Colors</u> – MZO <i>Section 11-7-3(B)(5)</i> -Materials	No more than 81% of the total façade may be covered with 1 single material
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Setback of Cross Drive Aisles	40 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the Street

D. Proposed Development

Clyde Capital proposes development of the Property with a warehouse and office building and associated improvements. The proposed building footprint encompasses approximately 37,296 square feet. (See **Tab E, Conceptual Site Plan**). The building is designed to be capable of dividing into as many four (4) separate tenant spaces of approximately 9,324 square feet.

The proposed building will have a modern design featuring a simple four-color scheme and alternating building materials. (See **Tab F, Conceptual Rendering**). To add visual interest, the masonry walls have varying heights and textures. Wall heights will alternate between 28 feet and 32 feet and the general building material is masonry. The anticipated tenant entries are accented with a change in material (metal paneling), canopies, storefront glazing, and accent coping caps. All entries will be slightly recessed.

Masonry walls and a steel framed hybrid roof will provide a 20-foot clear height. The maximum height of the new structure will be approximately 32 feet and all mechanical equipment will be fully screened from view.

Site design along the south side of the building includes one (1) foundation base entry plaza and foundation base along the exterior wall. (See **Tab G, Landscape Plan**). A secured storage yard on the north side of the Property includes private yards for tenants, trash enclosure access, and a

single truck well/loading area. The layout allows for fire (aerial apparatus), refuse trucks, and delivery vehicles to maneuver completely on-site.

E. BIZ Overlay

The proposed development shall comply with the applicable LI-PAD (Z05-90) and MZO development standards, except as modified below. The Project meets the criteria for the requested BIZ Overlay by providing Superior Design per Section 11-31-32 of MZO. The Project is responsive to the site and sub-area context by reflecting the character of the sub-area plan and character area design guidelines as described below. The site layout also provides locations for safe storage of bicycles with bicycle storage areas located at the building entrances, which is consistent with the BIZ Overlay guidelines.

LI Development Standards	Proposed Standard	Justification
<p><u>Parking Area Design</u> – <i>MZO Section 11-32-4(A)</i> -Minimum 50’ setback for parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles</p>	<p>Minimum 30’9” setback for parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the Street</p>	<p>The Property’s unique context makes strict compliance with this standard a practical challenge. The Property is approximately 400’ x 275’ and is bounded on three sides by right of way. That severely limits which areas of the site may be utilized for parking, especially compared to a similar sized parcel with only one street frontage. Accordingly, a reduced setback for the parking area is appropriate.</p>
<p><u>Parking Reduction</u> – <i>MZO Section 11-32-3</i> - Office (1/375 sf) <i>PAD Overlay Z05-90</i> - Industrial (1/500 sf)</p> <p>76 parking spaces required</p>	<p>55 parking spaces provided</p>	<p>See additional discussion below.</p>
<p><u>Building Setback Encroachment</u> – <i>MZO Section 117-3(A)</i> -Minimum 20’ street side setback required</p>	<p>18’-4” on west property line 19’-8” on east property line</p>	<p>Due to the orientation of the north/south streets (Atwood and 89th Place), which are slightly angled and pinch the southern portion of the site, the building slightly encroaches the 20ft setback as it approaches Winston Avenue. The maximum</p>

		<p>encroachment is 1'-8" feet along the western elevation and 4" along the eastern elevation. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.</p>
<p><u>Building Setback - Rear – PAD Overlay Z05-90</u> -Minimum 7'-6' required</p>	<p>0' along north property line</p>	<p>The PAD overlay approved in Z05-90 permits 0' side setbacks anticipating development would occur fronting either 89th Place or Atwood with similar uses on either side. However, given the subject site's unique circumstance of having three street frontages, in order to maximize site efficiency and provide adequate site circulation, the site is oriented to front Winston Avenue, making the north property line the rear. The proposed plan allows for loading and service areas to be oriented away from the right of way, which bounds the site to the east, west, and south. This is the same condition provided in the previous site plan approved in ZON23-00338 and is also consistent with Mesa Zoning Ordinance setback requirements for LI adjacent LI.</p>
<p><u>Foundation Base – MZO Section 11-33-5(A)</u> -Required 15 feet along exterior wall with public entrance</p>	<p>Average 14'4" along south elevation</p>	<p>A slight reduction in the exterior wall foundation base allows for additional space in the rear yard to accommodate tenant operations without materially altering the entry aesthetics and experience of customers and visitors.</p>

Parking Reduction

Pursuant to the existing PAD Overlay approved via Z05-90, the applicable parking ratios for the anticipated tenants and uses are 1/375 sf for office and 1/500 sf for industrial. The anticipated users are small businesses, such as subcontractors or small manufacturers, that do not engage in on-site retail sales. As a result, customer parking is not necessary and the overall parking demand is low. The provided parking is sufficient for employee parking needs. Additionally, 6 bicycle parking spaces are provided for employee use.

This application proposes a 27.6% reduction in required parking, which is comparable to approved reductions for similar uses in the area (e.g. ZON21-01024 and ZON19-00709). Those approved parking reductions were based on the 5th edition of the Institute of Transportation Engineer's *Parking Generation Manual* recommendation of 1.2 spaces per 1,000 sf of GFA for industrial building shells. The provided parking is also more consistent with the parking ratio of 1/600 sf for industrial uses that exists in the Mesa Zoning Ordinance today. Additionally, the provided parking is consistent with off-street parking requirements for industrial uses in neighboring jurisdictions such as Phoenix (1 space per 1,000 sf of GFA) and Queen Creek (0.3 space per employee + 1 space per 1,000 sf GFA to 10,000 sf, then 1 space for each 10,000 sf over).

An additional 4 parking spaces are provided in the rear of the site to service potential operational needs. Due to site constraints, the rear parking area cannot be effectively landscaped and thus will not count toward the required parking total. Nevertheless, a total of 59 usable spaces are provided.

F. Adherence with Site Plan Review Criteria

The Project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A - Review Criteria as follows:

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The Project complies with this requirement. The Property has a General Plan designation of *Employment* and is located within the Mesa Gateway Strategic Development Plan, which designates the site as Logistics and Commerce District. The Project is in keeping with the Employment designation, which the General Plan notes as "large areas devoted primarily to industrial, office, warehousing and related uses." Employment areas also provide for a wide range of employment opportunities in high-quality settings. The Project provides opportunities for multiple small business tenants with a product type that is underserved in this submarket.

- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The Project complies with all conditions imposed on the Property via Ordinance No. 4470. The design also addresses or responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled "1st Review Consolidated Comments, dated December 28, 2023.

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The Project is designed to be compatible with the site design and architecture of the surrounding area while providing superior aesthetics. Building facades include multiple materials and colors, changes in plane and height, and enhanced entry features to create visual interest.

- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design provides a high quality office and flex industrial development for as many as four (4) small business tenants. Compliance with MZO site and landscape design requirements, except as outlined herein, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment.

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout.

- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: The surrounding sites are primarily undeveloped. However, the existing development to the north features relatively plain buildings with minimal material variation. This Project design, though compatible with the surrounding area, sets a high standard for establishing an architecture that features varied building massing; interest

in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry, colored and textured concrete, and glazing and metal trim at entrances. The Project design will set a good and compliant precedent for future development by implementing the Industrial Quality Development Design Guidelines.

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the Project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with eyebrow canopies, landscaping, and glassy storefront entries.

- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas.

- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants

require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

G. Alternative Design Criteria

Per Ordinance Section 11-7-3.B.7, “Conditions may exist where strict compliance to Site Planning and Design Standards of this Chapter are impractical or impossible...” Such conditions exist in the implementation of this Project. Specifically, alternative design is requested for the following requirements found in 11-7-3(B):

1. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
 - a. *Alternative:* In order to provide clean industrial aesthetic, the building does not include cornice treatments. However, the elevations boast undulating parapet heights with 2 feet of variation on all (4) sides. Additionally, parapet wings have been added with 2 feet of return to create depth. (MZO Section 11-7-3.B.2.c.iii).
2. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
 - a. *Alternative:* The south/west/east facades include metal paneling, glazing and three (3) different block colors. In addition building canopies are provided on these same elevations at main building entries. On the northern façade, with no public frontage, glazing and two (2) block colors are provided. (MZO Section 11-7-3.B.5.a).
3. No more than 50% of the total façade may be covered with one (1) single material.
 - a. *Alternative:*
 - East – 65% Smooth Face Masonry Block, 22% Split Face Masonry Block, 2% White Masonry, 6% Metal Paneling, 7% Storefront Glazing.
 - North – 73% Smooth Face Masonry Block, 27% Split Face Masonry Block.
 - South – 47% Smooth Masonry Block, 37% Split Face Masonry Block, 7% Metal Paneling, 9% Storefront Glazing.
 - West – 65% Smooth Face Masonry Block, 22% Split Face Masonry Block, 6% Metal Paneling, 7% Storefront Glazing.

The team has worked diligently to provide an acceptable alternative design solution that meets the intent of the Ordinance while providing a more appropriate design for the ultimate Project and use. As required by the Alternative Compliance requirements, the proposed alternative design for this Project better fits into the context of the area.

Surrounding buildings consist primarily of earthtone masonry with very little additional material utilization. Generally, contrast is achieved with exposed steel framing or varying masonry types. In addition, parapet treatments are generally minimal or non-existent on similar buildings (construction types, occupancies) that exist in the immediate vicinity to the north within the Commerce Park. The design of these structures consists of relatively plain facades with little color or change in massing. This new addition will be an aesthetic improvement as seen while entering the Commerce Park from the south.

H. Adherence with Design Review Criteria

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

- 1) The project is consistent with the applicable goals, objectives and policies of the General Plan and any applicable sub-area or neighborhood area plans; all of the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The Project is consistent with the Property's General Plan designation of Employment, the Airfield Overlay (AF) designation and the Mesa Gateway Strategic Development Plan Logistics and Commerce designation. The Project provides opportunities for multiple small business tenants with a product type that is underserved in this submarket.

- 2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: The design of the building will greatly enhance the appearance of this area which is planned for more industrial and employment uses. The Project is in keeping with the existing and anticipated built environment.

- 3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas. The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design provides a high-quality office and flex industrial development for as many as four (4) small business tenants. Compliance with MZO site and landscape design requirements, except as outlined herein, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment.

5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: The Project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic throughout. The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas. The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: The surrounding sites are primarily undeveloped. However, the existing development to the north features relatively plain buildings with minimal material

variation. This Project design, though compatible with the surrounding area, sets a high standard for establishing an architecture that features varied building massing; interest in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry, colored and textured concrete, and glazing and metal trim at entrances. The Project design will set a good and compliant precedent for future development by implementing the Industrial Quality Development Design Guidelines.

- 7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the Project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with eyebrow canopies, landscaping, and glassy storefront entries.

- 8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, lighting, and openings. Although the nature of the proposed use requires a large building, the building massing is reduced by vertical wall offsets, glazing, and articulated details around entrances or other methods of visual relief.

- 9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: The Project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Quality Development Design Guidelines, except as outlined herein. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality light industrial business environment.

- 10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facade fronting Winnston Avenue features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 14-foot-tall storefront window systems serving office and entrance areas.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are considered to be energy efficient.

Response: Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings. Also, darker materials and colors at the building entrances are utilized to limit reflected sunlight and glare for approaching pedestrians and passers-by. Insulated glazing is dark grey tinted and does not feature any reflective coating on the outer pane. This reduces glare from glass surfaces and adds to the shading coefficient provided to openings in the building exterior.

I. Adherence with Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

1. Site Design:

Building Placement & Orientation

The site is designed and buildings are placed to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complimentary landscape palette, hardscape paving, site screen walls and site lighting.

The building is oriented to front Winston Avenue and the building entrances are clearly visible through visual design features which help orient visitors. The building is anticipated to include multiple tenants and is designed to attract a broader range of smaller industrial tenants and uses, such as subcontractors and light manufacturing.

The Winston Road frontage will provide for the ability to demise into smaller spaces including more entry opportunities, more glass, and enhanced architectural detailing. Design enhancement is provided at each of the entrances to the building. Rooftop articulation is also provided to create visual interest and avoid monotony.

Parking, Loading, & Vehicular Access

Parking is provided primarily on the south side of the Property to provide convenient access for employees. Parking has been provided based on Office and Industrial use ratios to meet city requirements. Please refer to architectural site plan data information for required and provided parking. A minor parking reduction is requested with BIZ Overlay.

Access points are provided along all three street frontages with truck access oriented on the north side of the property. A decorative masonry screen wall is provided along Winston Avenue to screen parking from public view and identify public entry and access. Enhanced entryways are provided at the primary entrances along Winston Avenue with decorative paving and enhanced landscaping.

Bicycle Parking

Bicycle parking areas are shown on the site plan, and are located near the building entrances to allow for safe storage. Per Section 11-32-8 of the MZO, bicycle parking is provided at least 1 bicycle space per 10 on-site vehicle parking spaces and a total of 6 spaces are provided.

Employee and Visitor Amenity Areas

A 390 sf employee and visitor amenity area is provided at the southeast corner of the building and will feature tables, landscaping, and shaded areas.

Landscaping & Shading

Landscape design of streetscapes along Winston Avenue, 89th Place, Atwood, and throughout the development consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Enhanced landscaping is proposed with additional trees along the street frontages and all trees upgraded to 36-inch box to provide an attractive streetscape upon initial development. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Screening

Low perimeter masonry screen walls are provided where parking along Winston Avenue is proposed.

Loading and service yards are located in the rear of the site and screened from public view. Enclosed service areas for buildings are concealed from public view via 8'-0" high decorative masonry screen walls and motorized sliding gates. The existing 8' wall on the north property line will remain. Motorized sliding gates will be normally closed until tenant allows access to drivers. Gates automatically open and close on departure from site. Gates will be equipped with required standard Fire Department access requirements such as "Knox Boxes" and FD signage. The wall design integrates colors, materials, textures and design elements with the larger landscape context.

Refuse

Refuse is anticipated to be provided within the service yards at the rear of the site away from public view with bollard protection.

Generally, the Project will be served by two double bin refuse enclosures, which will be located behind the industrial buildings adjacent the truck well. The enclosures will be screened from the street by 6-foot-tall masonry screen walls.

Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the Project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features such as building entries. Multiple light sources will be used including decorative facade lights, decorative light sconces on all building entries, and general area lighting in service areas.

2. Architectural Design:

General Design

The highest level of architectural details for the Project are focused on the building public frontage but consistent features are shared with all the entry sides of the Project.

The nature of the anticipated industrial uses requires a large building with tall internal clear storage capacity. The facade design provides visual interest and reduces building massing through wall details, including material changes, shadows, and changes to the roof line. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies.

Entrances

As previously noted, building entrances are oriented towards the predominant public view and street frontage. Building entrances are served by pedestrian walkways and are also clearly defined by building design elements including storefront designs and metal shade canopies. The primary vehicular entrance to the site from Winston Avenue will be enhanced by use of a consistent tree palette and future monument signage.

Massing & Scale

Although the nature of the proposed use requires a large building, the building massing is reduced by vertical wall offsets, glazing, and articulated details around entrances or other methods of visual relief.

Façade Articulation

Façade articulation is provided along the visible, more public facades including roofline variation, changes in materials and plane changes.

Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of decorative masonry and concrete is provided along with metal canopies and metal window frames with insulated glazing.

Signage

The proposed signage design is simple and easy to navigate while also complementing the overall building architecture. Directional signs and future monument signs will comply with the Mesa Zoning Ordinance. Individual tenant signage will be submitted for review and approval as part of the tenant improvement building permit process and will be in conformance with the Sign Ordinance.

Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas screened from public view. Mechanical equipment, including

roof-mounted systems and roof drainage systems are architecturally screened and designed to be integral to the buildings.

J. Summary

Light industrial development at this scale is underserved in this area of the City and the proposed development will offer a high-quality solution for as many as four (4) small businesses. The proposed use is consistent with the Property's zoning and General Plan designation and is an effective execution of the Mesa Gateway Strategic Development Plan. The requested BIZ Overlay deviations and alternative designs are appropriate to allow efficient development of the site while meeting the intent of the MZO and providing an aesthetic streetscape and quality user experience.

TAB A

Aerial Map

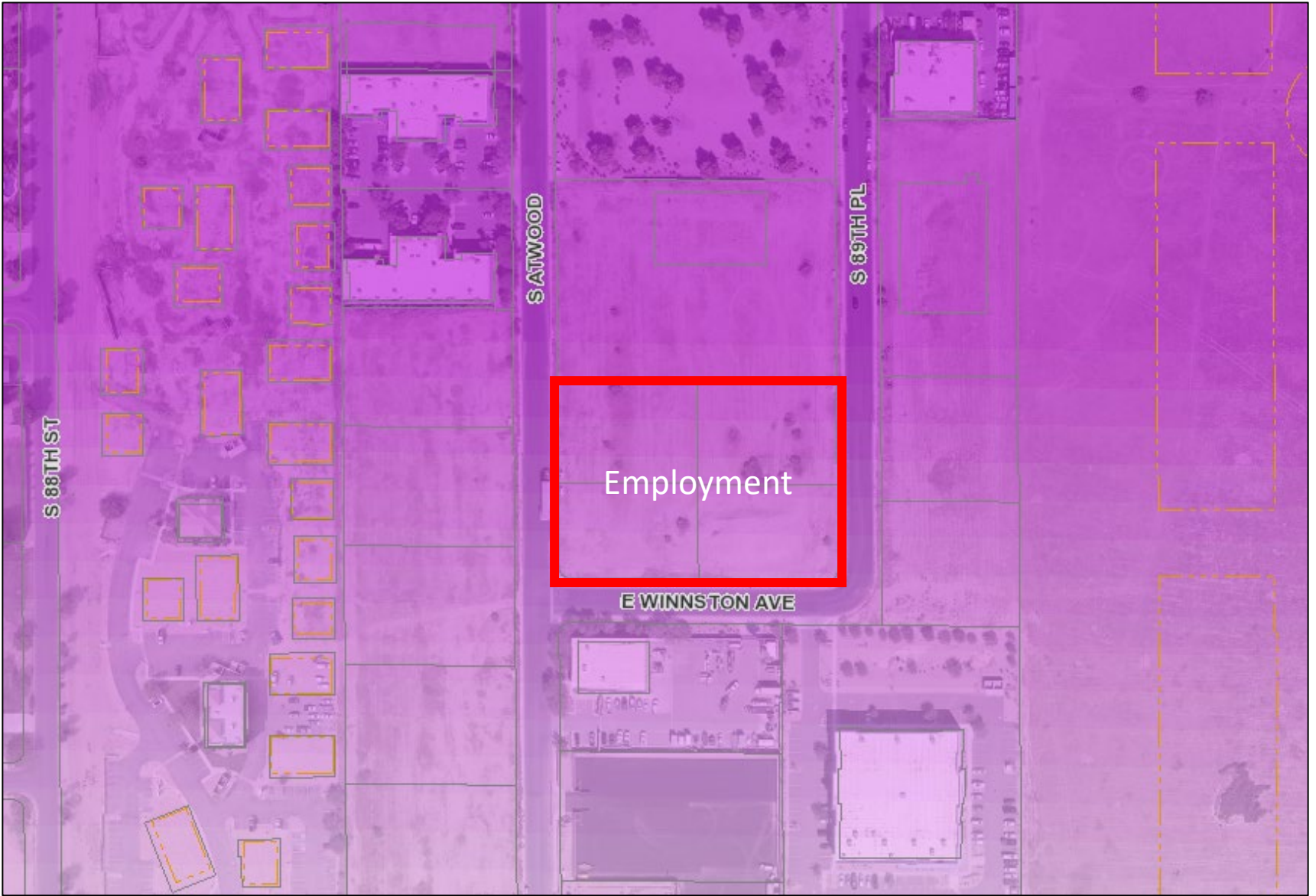


NEC Atwood and Winnston Ave, Mesa



TAB B

General Plan Map

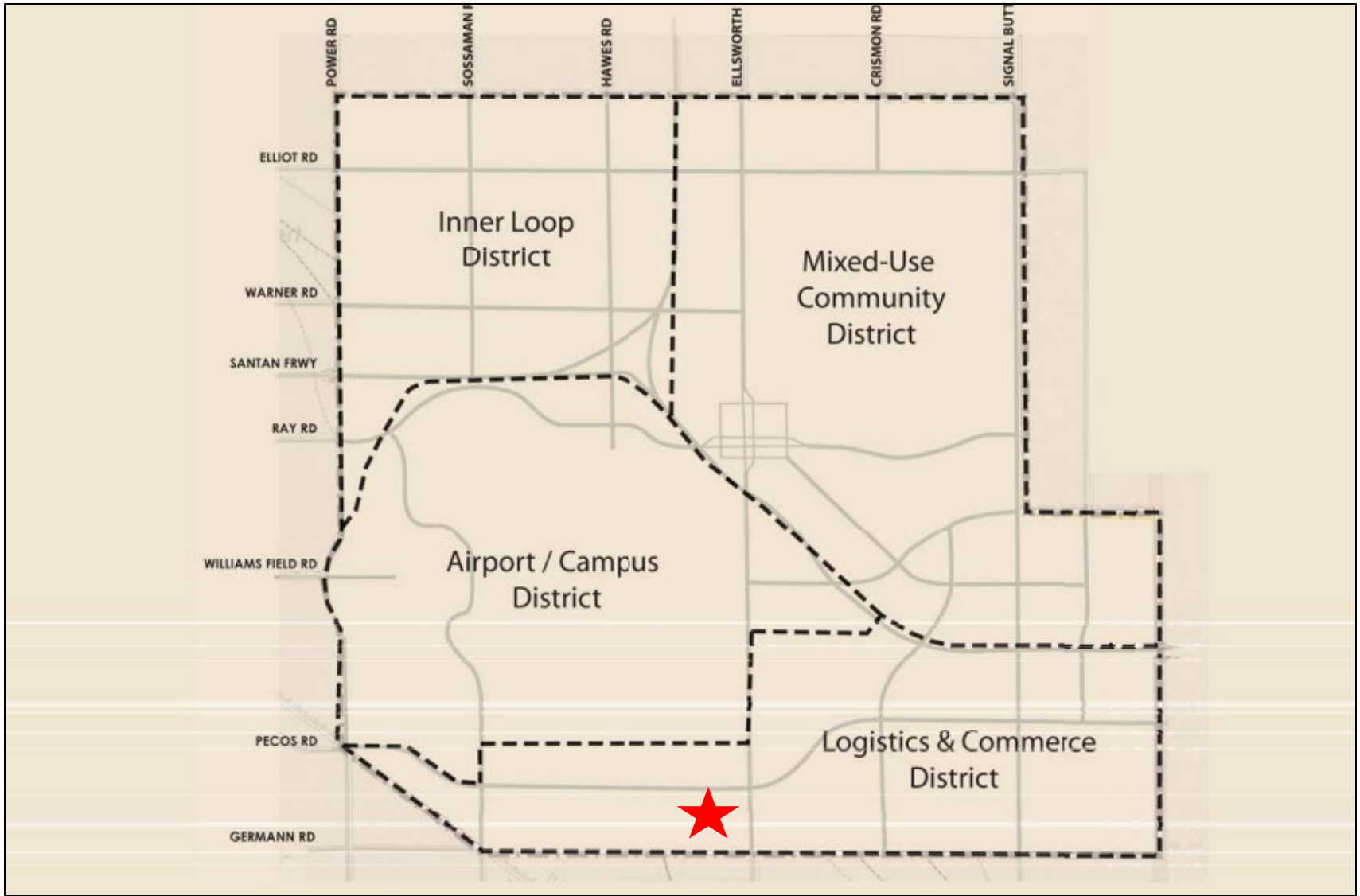


NEC Atwood and Winston Ave, Mesa



TAB C

Mesa Gateway Strategic Plan Map



NEC Atwood and Winston Ave, Mesa



TAB D

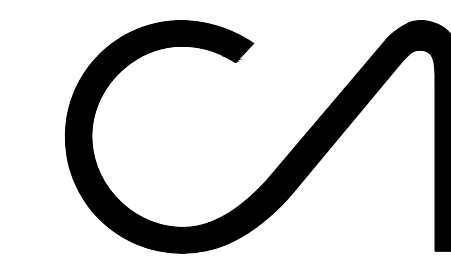
Zoning Map



NEC Atwood and Winston Ave, Mesa



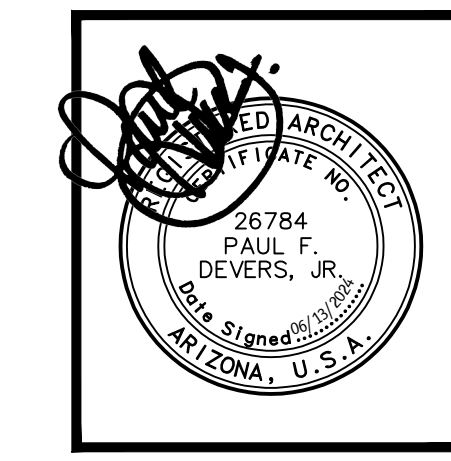
TAB E



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S. ATWOOD & E. WINNSTON AVE.
MESA ARIZONA 85212

DATE
DESIGN REVIEW
06/13/2024

DRAWN BY: CA

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PRELIMINARY SITE PLAN

Project: 23083

A1.1

SITE DATA

PROJECT:	CLYDE CAPITAL MESA WINNSTON AVE
ADDRESS:	NEC OF ATWOOD & WINNSTON AVE.
OWNER:	TYCO METAL WORKS LLC. 1148 S. LEWIS MESA, AZ 85210
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	302-62-165, 304-62-180, 304-62-164, 304-62-181
ZONING:	LI
SITE AREA:	103,054 S.F. 2.36 ACRES
BUILDING AREA:	37,296 S.F. GROSS
STORIES:	1 STORY
BUILDING COVERAGE:	30%
TOTAL LOT COVERAGE:	82.4% (MAX ALLOWED = 90%)
LANDSCAPE AREA:	18,005 S.F.
LANDSCAPE COVERAGE:	17.4 %
OCCUPANCY:	B/S-1
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	
CLEAR HEIGHT:	20'-0"

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		TOTALS
OCCUPANCY	1ST FLOOR	
OFFICE	1,005 S.F.	1,005 S.F.
WAREHOUSE	36,291 S.F.	36,291 S.F.
TOTAL:	37,296 S.F.	37,296 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,005 S.F.	1/375	2.7
INDUSTRIAL	36,291 S.F.	1/500	72.5
TOTAL:			75.2 = 76

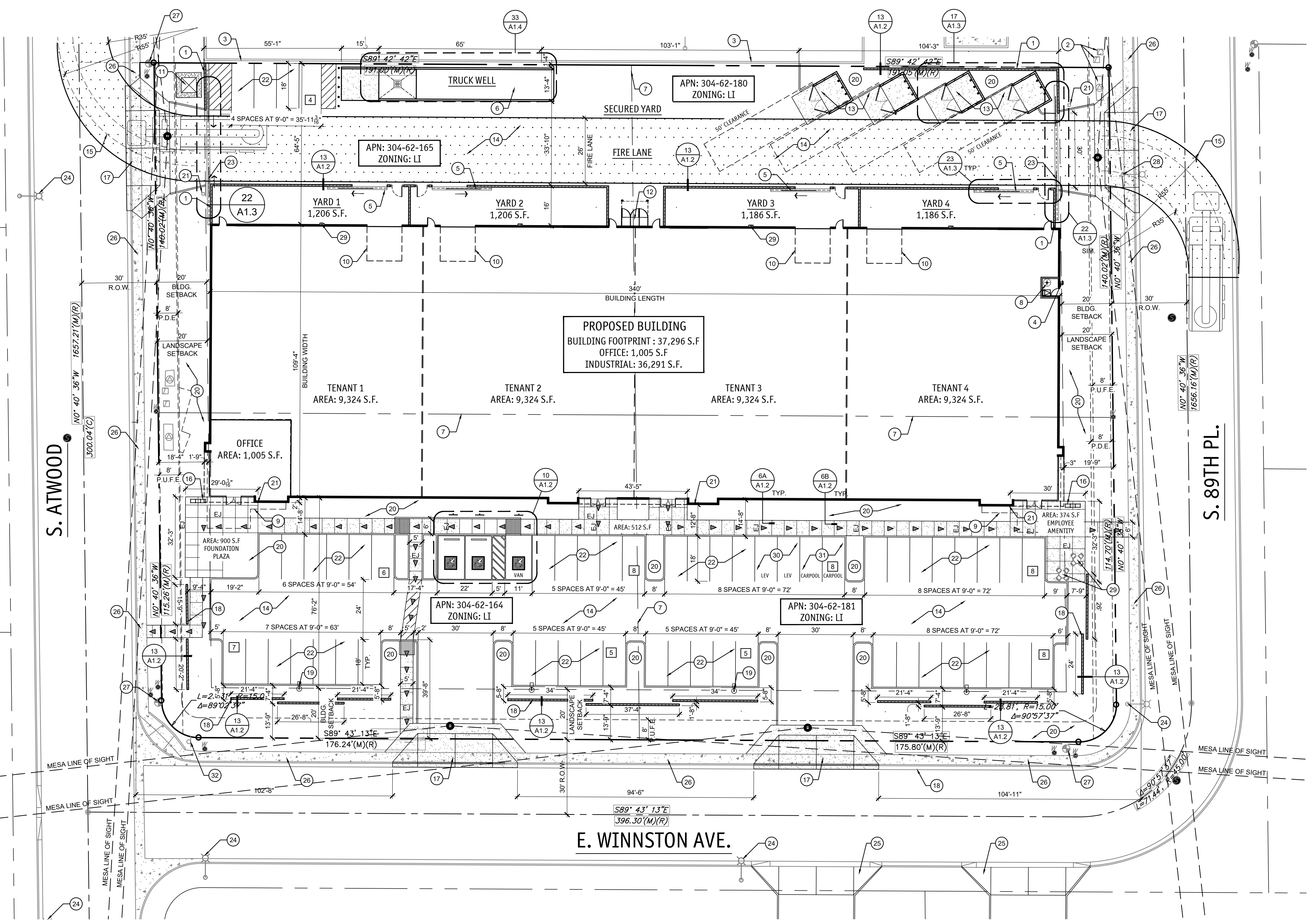
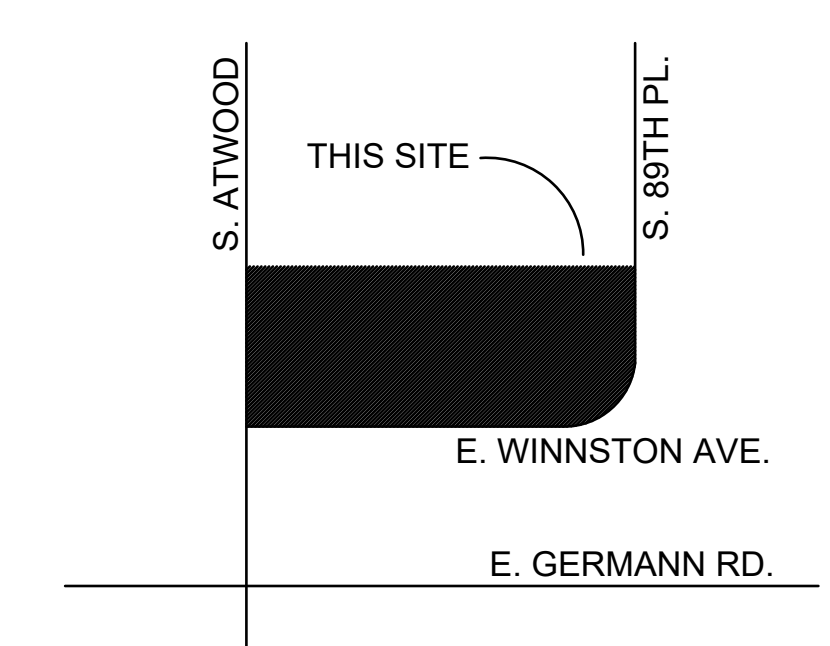
PARKING PROVIDED		
TOTAL REGULAR SPACES		48
TOTAL ACCESSIBLE SPACES		3
TOTAL PRIORITY L.E.V. SPACES		2
TOTAL PRIORITY CARPOOL SPACES		2
TOTAL SPACES ON SITE		55

BICYCLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/10 PARKING SPACES	6	6	

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- SITE WALL - SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP



SHEET KEYNOTES

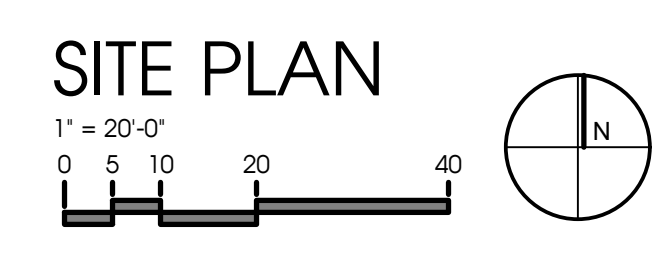
- 1 CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
- 2 EXISTING UTILITY JUNCTION BOX
- 3 EXISTING MASONRY WALL TO REMAIN, TYP.
- 4 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 5 ROLLING STEEL GATE WITH HOLD BACKS AT WALL - SEE SITE DETAILS
- 6 TRUCK WELL WITH LOADING/UNLOADING ZONE

- 7 EXISTING PARCEL BOUNDARIES - SEE CIVIL DRAWINGS
- 8 FIRE RISER - SEE CIVIL DRAWINGS
- 9 LINE OF ENTRY CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATIONS
- 10 OVERHEAD ROLL-UP DOOR - SEE DOOR SCHEDULE
- 11 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 12 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 13 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS

- 14 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 15 FIRE TRUCK TURNING RADIUS, TYP.
- 16 BIKE RACK - SEE SITE DETAILS
- 17 CURB CUT AND DRIVEWAY PER CITY STANDARDS - SEE SITE DETAILS
- 18 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 19 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 20 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS

- 21 KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- 22 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 23 PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOX PADLOCK, GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- 24 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 25 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 26 EXISTING SIDEWALK TO REMAIN

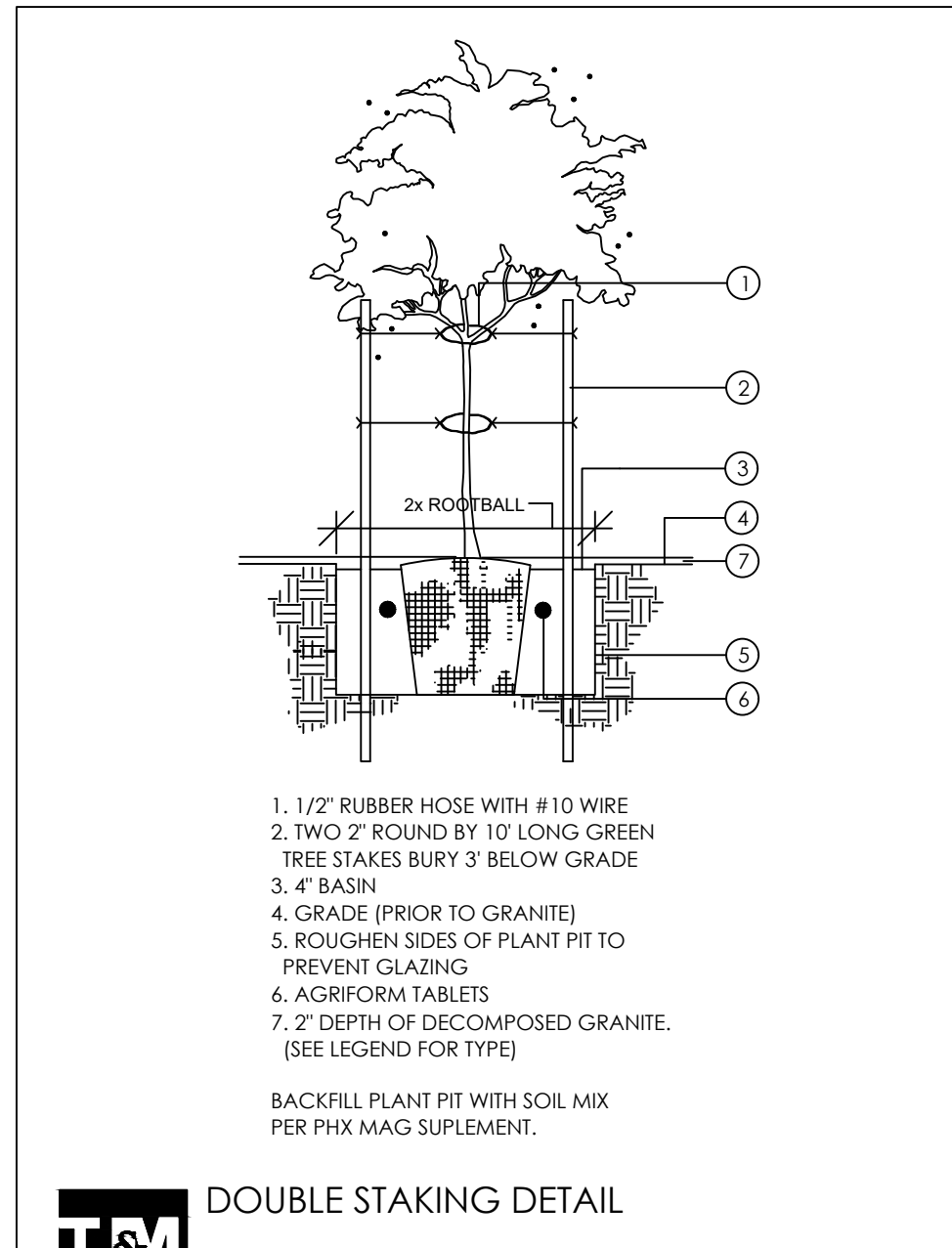
- 27 EXISTING FIRE HYDRANT TO REMAIN - SEE CIVIL DRAWINGS
- 28 EXISTING LIGHT POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- 29 WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- 30 PRIORITY LOW EMISSION VEHICLE PARKING, STRIPING AND SIGNAGE PER CITY STANDARDS.
- 31 PRIORITY CARPOOL PARKING, STRIPING AND SIGNAGE PER CITY STANDARDS.
- 32 EXISTING STOP SIGN



TAB F



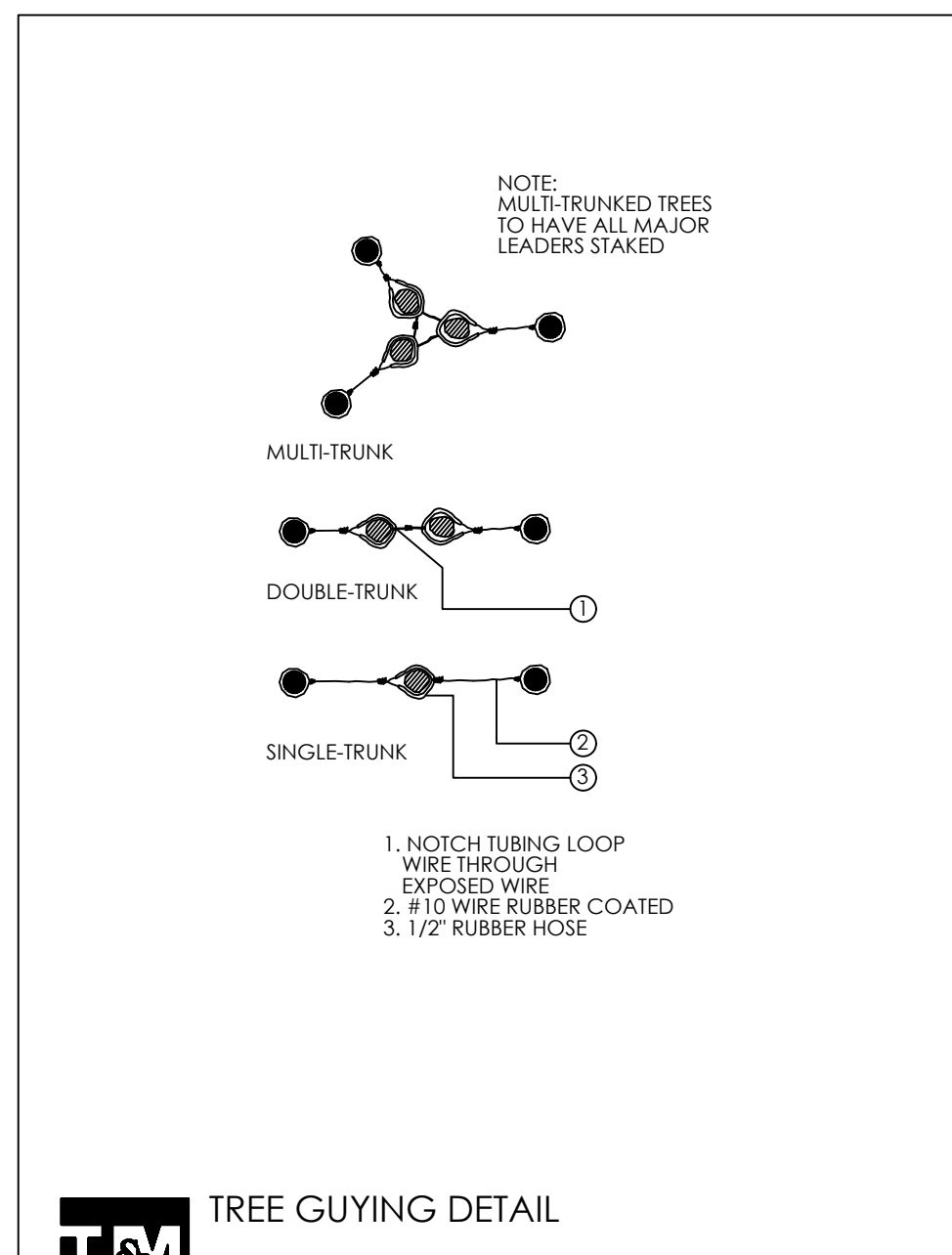
TAB G



1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
 3. 4" BASIN
 4. GRADE (PRIOR TO GRANITE)
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 6. AGRIFORM TABLETS
 7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

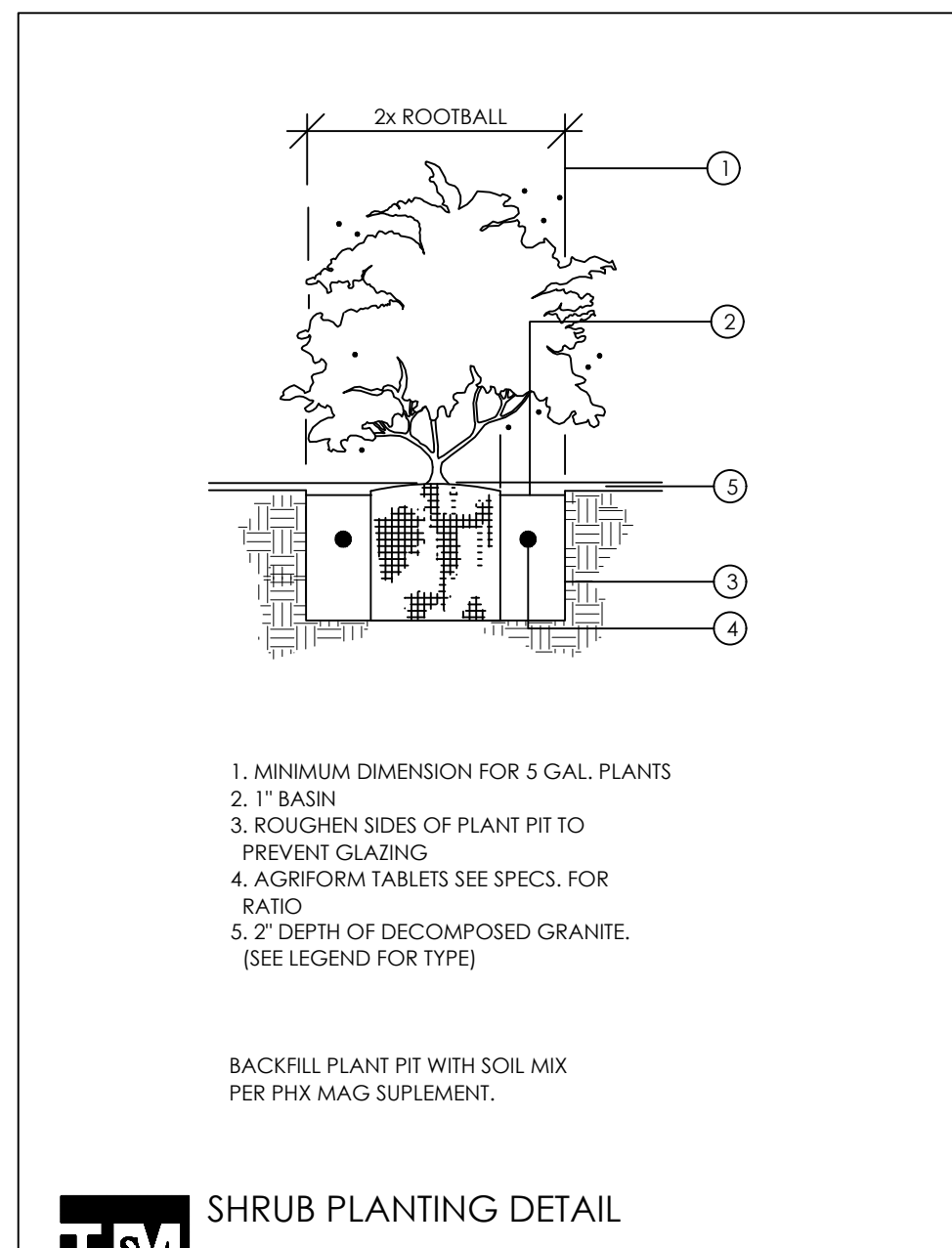
DOUBLE STAKING DETAIL

NOT TO SCALE



TREE GUYING DETAIL

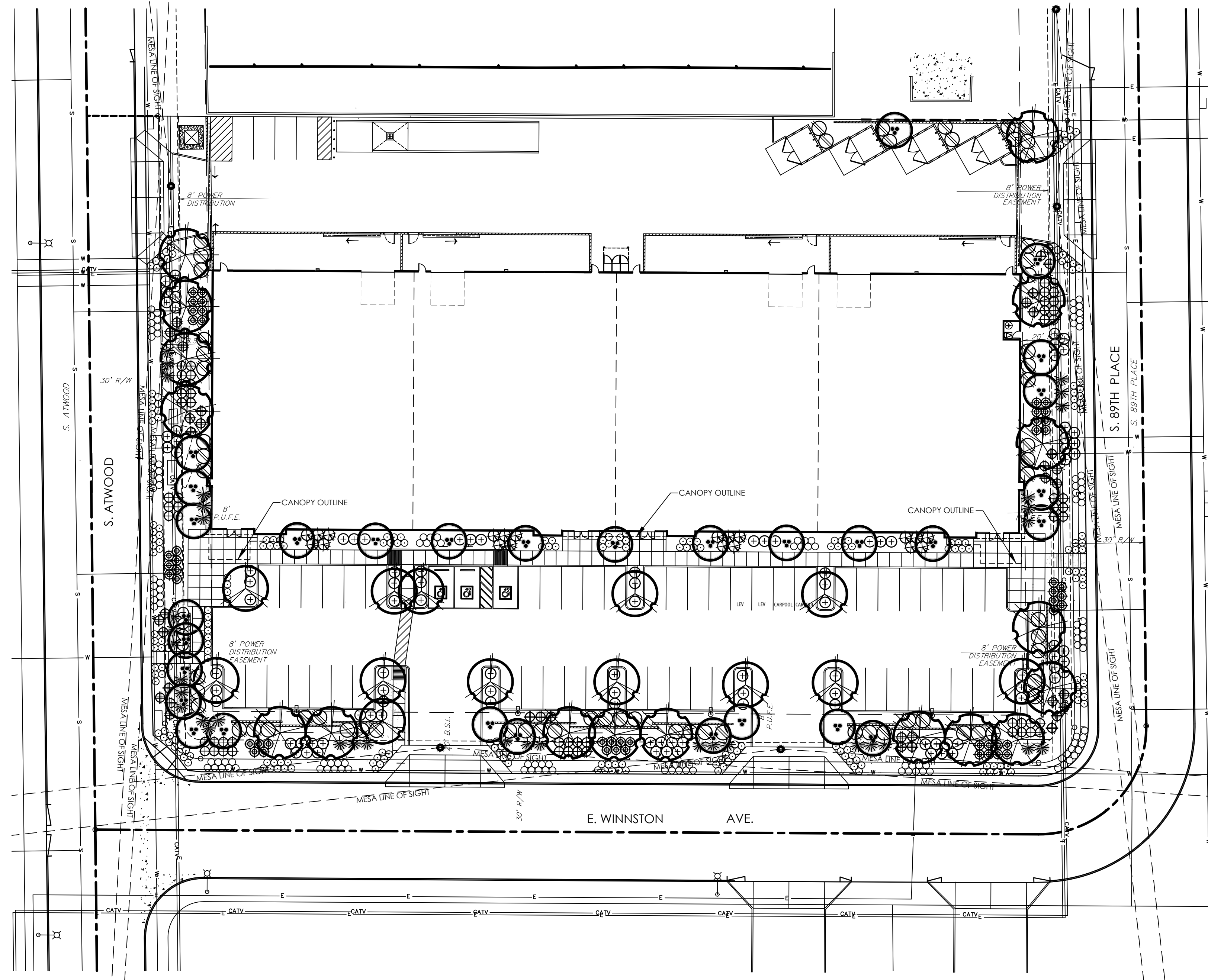
NOT TO SCALE



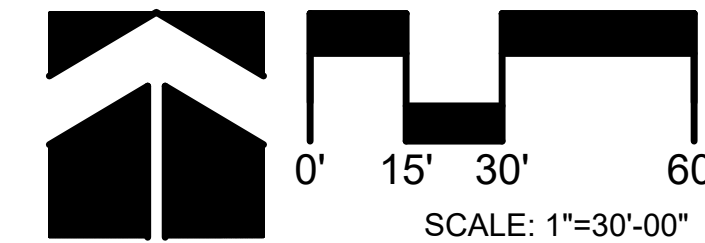
1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
 2. 1" BASIN
 3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
 5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

SHRUB PLANTING DETAIL

NOT TO SCALE



LANDSCAPE PLAN



LANDSCAPE LEGEND

- | | |
|----------------------|---|
| TREES | |
| | TIPUANA TIPU
TIPU TREE
36" BOX (17) |
| | QUERCUS VIRGINIANA
LIVE OAK
36" BOX (15) |
| | CAESALPINIA CACALACO
CASCALOTE
36" BOX (31) |
| LARGE SHRUBS | |
| | TECOMA 'ORANGE JUBILEE'
'ORANGE JUBILEE'
5 GALLON (61) |
| MEDIUM SHRUBS | |
| | EREMOPHILA MACULATA
'VALENTINE EMU BUSH'
5 GALLON (109) |
| | LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (20) |
| ACCENTS | |
| | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (56) |
| | HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (50) |
| | DASYLIIRION WHEELERII
DESERT SPOON
5 GALLON (38) |
| | AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON (35) |
| GROUND COVER | |
| | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (237) |
| | LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (126) |
| | 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |

MESA NOTES:

- a. Required trees shall be minimum size as specified in the Arizona Nursery Association "Recommended Tree Specifications" latest edition. 11-33-2(B)
- b. All landscape material installed shall be maintained by owner/or lessee in accordance with the approved landscape plan. 11-33-2(1) 2 & 3
- c. Note either a "formal" or "natural" landscape maintenance program and that the landscape shall be maintained in accordance with the best management practice of the landscaping industry. 11-33-2(1)4
- d. Landscape shall be maintained in accordance with 1105.3 Plant material within the sight distance triangle shall not exceed 30-inches in height at full maturity. 1105.4 Trees planted with the sight distance triangles shall be 24-inch to 42-inch box specimens with no branches lower than 8-feet above the sidewalk elevation, and 14-feet over vehicular traffic ways.
- e. Required landscape areas shall be free from encroachment by any use, structure, vehicle or feature not a part of the landscaping design. 11-33-2(A)
- f. Backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventers. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green to discourage theft.) [Page 12]

CITY OF MESA
LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

PUBLIC OR PRIVATE LOCAL STREET:

- (1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)

- 25% SHALL BE 36" BOX OR LARGER
- 50% SHALL BE 24" BOX OR LARGER
- NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)

- 50% SHALL BE 5 GALLON OR LARGER.
- NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 35 MPH
STREET CROSS SECTION 2LU
FIGURE 2.3 (40MPH DESIGN SPEED) SD=441'

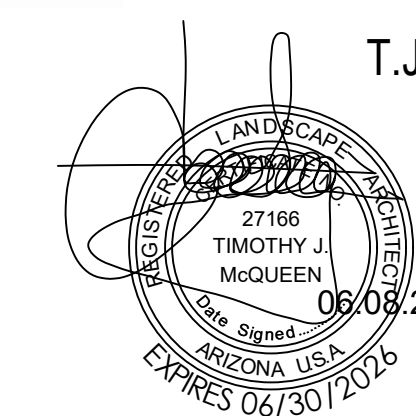
ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4) TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: timmccqueen@tjmla.net



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
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CawleyArchitects.com

A NEW BUILDING FOR:
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LANDSCAPE PLAN

Project: 23083

La.01

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