

August 18th , 2023
Revised
January 4, 2024

City of Mesa
Planning Department
55 N Center Street
Mesa, AZ. 85201
Attn: Kwasi Abebrese

Re: **Design Review Submittal**
Associated Pre-App Submittal PRS23-00379
Project Name: SunBurst Shutters
Project Address: 3336 East Thomas Road

Dear Kwasi,

This application is for the Formal Design Review submittal associated with the PRS23-00370 for one (1) proposed Building of +/- 28,000 s.f. . This submittal has addressed the concerns applicable to the project site from the Pre-Application Submittal. This submittal consists of an office and processing for a National Window Covering / Treatment service provider. The building will be within the Neighborhood Village General Plan and will serve the surrounding community with their services as well as providing employment opportunities for Mesa Residents. The project is located at the N.W.C. of Thomas Road and Val Vista Drive in the City of Mesa, AZ. The Assessor Parcel Numbers (APN) related to this project are: 141-21-004J. The project is proposed on an existing parcel that with the zoning as GI (General Industrial). There are no zoning changes proposed or required for this project.

The building will provide a Sleek and Modern design façade with vertical articulation and building mass projection consistent with the City of Mesa Design Guidelines.

Additionally, as part of the overall application, we respectfully request the use and acceptance of MZO 11-7-3.6 b.iv: Development Standards / Alternative Compliance for this project that are not in complicit compliance of the language in the design standards and ordinances. The outlined proposal for Alternative Compliance design features are critiqued and we believe the Alternates are aesthetically complementary to the site and overall, the design, enhances the building architecture, fits seamlessly into the context of the area, and meets the spirit of The City of Mesa design objectives.

MZO 11-7-3.6 b. iv: Development Standards/ Alternative Compliance items include the following:

- 1. Per Section 11-7-3-B-5 of the MZO, buildings and structures, no more than fifty (50%) of the total façade may be covered with one (1) single material. The request seeks acceptance for the predominant use on Concrete Masonry Units (CMU) as the building construction.***

Sunburst Shutters seeks to use CMU construction for the project site. The CMU wall facings will include alternating integral colors, intervening stucco surfaces with recesses and multiple metal panel projections both.

Exceeding the 50% use of CMU construction is consistent with larger industrial buildings under 30,000 s.f. for this type of project, because the perimeter wall construction can also serve as load bearing construction.

Exception to the use of exposed CMU is where stucco panels can be provided to break up the wall run and where there are doors/window penetrations and glazed storefront systems at the building.

Specifically on the West end Elevation that abuts a property line and adjacent neighboring site wall we propose the alternating integral color CMU and stucco panels as an alternative to the metal panel projections on the North, East and South Elevations.

Using Alternative materials to reduce the amount of CMU would generally require inappropriate amounts of applied materials such as an exterior finish on top of structural CMU. Applying additional overlay facings to the CMU would negatively impact costs, increase leasing costs and is counter to market demands and expectations for this type of facility.

Additionally, we are exceeding the metal material assignment as an alternative to exposed CMU facing. Where the Vertical Metal Panels and Horizontal Metal Louvers are of a similar material makeup the appearance and color are completely different. Exceeding the 50% of Metal material does not deviate from the spirit of the ordinance in this instance but does add to the Architectural interest and variation across the elevation frontage.

- 2. Per Section 11-7-3(B)(2)(A) of the MZO, publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions. Where vertical material changes occur, those changes should be differentiated by at least 8 inches.**

Sunburst Shutters seeks to meet this intent on the South and East elevations using multiple projections, 2" stucco panel setbacks, high window systems, 4'-0" steel canopy projections and stucco surrounds. The stucco panel insets will be limited to 2" but will be segmented in short 8'-0" breaks to express more horizontal and vertical articulation. The current design and appearance are consistent with the human scale of this structure.

Specifically on the South and East end Elevations that fronts exposure to Thomas Road the alternating Metal Panel Projections, Stucco panel articulations and glazing complete the visual interest along Thomas Road.

This concludes our Alternative requests....

We are respectfully seeking City of Mesa Planning Approval to move this project forward on this basis.

End of Narrative