

ER2
SWC Greenfield Road & McDowell Road
Project Narrative

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August 18, 2026

Introduction

ER2 is proposing a new Build to Suit development located at the SWC of E McDowell Rd and N Greenfield Rd with a current address of 4355 McDowell RD, Mesa, AZ, 85215. The site is approximately 8.72 acres on a 17.79 acres lot. **Image 1** below provides an aerial photograph of the Site and surrounding context.

ER2 is an IT services and technology lifecycle solutions company that helps organizations manage their technology assets from start to finish. Currently headquartered in Mesa, Arizona, the company operates in the IT services and consulting industry and works with businesses, schools, and other organizations.

At its core, ER2 specializes in end-to-end IT asset management supporting the entire lifecycle of technology equipment, starting with procurement and installation, continuing through tracking and management, and ending with secure disposal or recycling.

Image 1 – Site Aerial



Relationship with Surroundings

The property is currently vacant land with LI (Light Industrial) zoning. There are existing retail and commercial developments along the projects west side and vacant land to the South.

Requests to City of Mesa

The applicant is requesting review and approval of the applications listed below to allow for the development of ER2 Headquarters.

1. Initial Development Plan Review by the Planning & Zoning Board
2. Special Use Permit to allow for a parking reduction
3. Minor Land Division to create Lot 1: approximately 8.4 acres and Lot 2: approximately 8.8 acres
4. Alternative Compliance review by the Design Review Board

Project Description

ER2 is pleased to be moving forward with consolidating their Arizona Operations from two facilities, one in Phoenix the other in Mesa to a single building to Mesa. This facility will bring together multiple business units that will streamline operations and strengthen connectivity to the customers and technology community. The building is thoughtfully planned to meet current needs while also accommodating future growth, the project is both a response to present demands and an investment in the long-term vision.

Special Use Permit – Parking Reduction

Special Use Permit – Required Findings

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
 - ✓ The ER2 facility supports the Regional Employment land use designation by providing a high-quality employment generating use.
 - ✓ The project advances the objectives of Mesa's Evolve Growth Strategy by supporting economic diversification.
 - ✓ The project reinforces the Falcon Field area's function as a hub for business investment, job creation, and economic development while maintaining compatibility with surrounding employment and industrial uses.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 - ✓ The project provides a 155,597 SF building within the Light Industrial zoning district and the Regional Employment area of the General Plan. The design and operation is consistent with the district it is located in.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
 - ✓ The project will be complementary to the adjacent properties in the area. No improvements will be injurious or detrimental to the area or general welfare of the City.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
 - ✓ Services, facilities, and infrastructure are available.

Parking Reduction – Required Findings

1. Special conditions including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of people residing, working, or visiting the site exist that will reduce parking demand at the site;
 - ✓ Approximately 25% of the employees that work in manufacturing and the warehouse will also have an office. Because of this interaction between uses on site, the reduction is justified.
2. The use will adequately be served by the proposed parking; and
 - ✓ The parking study conducted for this site considered the uses and the operation characteristics to determine that 238 parking spaces were adequate.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-Street parking in the surrounding area.
 - ✓ The site is proposing 238 spaces (8 for ADA). Per the Parking Study provided with this application, it is estimated that the parking demand peak will occupy 231 spaces, therefore there will not be an impact on the supply of on-street parking in the surrounding area.

Site Circulation

The site circulation strategy is organized to provide clear, efficient, and safe movement for all users while supporting both current operations and future development opportunities.

Primary access to the site is provided through a new curb cut on the north side of the site off Greenfield Road. A secondary curb cut for trucks to access the screened truck court on the south side of the site also off Greenfield. The north curb cut is positioned to allow for shared access, serving not only the proposed ER2 facility but also accommodating circulation for future adjacent development parcels.

We have also provided a hammerhead turnaround to terminate E Northcroft street, this configuration shows a proposed ROW that will allow the users off Northcroft to turn around or proceed north through ER2's site to the shared 40' drive that will connect to N Greenfield Rd.

Design Approach

The proposed building presents a clean, modern industrial office hybrid that aligns closely with the identity and operations of ER2. The structure is defined by a rectilinear massing with a clean and efficient material palette—light-toned painted concrete walls paired with large vertical glass elements. This gives it a professional, efficient, and no-nonsense aesthetic, which mirrors ER2's role as a streamlined, process-driven technology lifecycle company.

The building is organized with ER2's daily operations in mind supporting warehouse, distribution, and office functions through a clean and efficient massing strategy. Locating the two-story office portion facing Greenfield Road allows for the employees to have views of the superstition mountains while also creating a dynamic façade drawing the eye of those passing by.

The canopy establishes a clear point of arrival, setting the entry back and delineating the office portion of the building from the warehouse. Along with the canopy we have an expansive exterior patio that not only allows for great gathering space, but it also provides much needed shade for employees to take advantage of during their breaks.

Site circulation is organized to clearly separate truck movement from visitor access, improving safety and operational clarity. Loading areas are positioned on the south side of the building and screened by masonry walls to minimize visibility from primary street frontages, allowing the public-facing edges of the project to remain composed and intentional.

Alternative Compliance

Per Section 11-7-5(A)(1) of the MZO, Alternative Compliance may be used to satisfy the Site Planning and Design Standards in Section 11-7-4 when conditions may exist where strict compliance is impractical or impossible, or when alternative approaches achieve equivalent or superior design outcomes through innovative site planning, architectural solutions, or other means.

This application includes an Alternative Compliance request for parapet detailing and projections and recesses. The next paragraphs outline the proposed alternatives and provide details of how the requests meet the findings of Section 11-7-5(C) of the MZO.

Projections and Recesses (Section 11-7-4(C))

- We would like to request alternative compliance of this requirement on the east façade, if we were to fulfil it would greatly impact the layout of our tenant's office and warehouse spaces. We have provided a floor plan showing the layout our team has worked on extensively to meet our clients' needs. We understand the purpose of the projection and recess requirement is to reduce the apparent mass of long building walls, create shadow lines, and provide visual variation along publicly visible facades. The proposed design accomplishes these objectives using reveals and form liner, metal fins, paint color, breeze block, and metal panels. These elements create depth, shadow, and visual rhythm across the building elevations without relying on large horizontal offsets that would greatly hinder the operations for the building owner.

Parapet detailing (Section 11-7-4(B)(3))

- We believe that having a continuous parapet along Greenfield Road delineates the office space from warehouse, having a stepping parapet here would make the façade too busy since it already includes more glass, form liner, paint, steel fins and breeze block than all other elevations.

Materials (Section 11-7-4(D)(2)(a)(ii))

- Given the construction of concrete tilt panels and the desire for privacy for warehouse operations of our client, meeting this code requirement is not achievable. We believe that that use of reveals, metal fins/canopies, larger glazing openings, recesses, and paint colors create depth, scale, and visual interest on both elevations. Because the tilt-up industrial building is derived from panel articulation rather than the application of multiple cladding materials, strict application of the material percentage requirements would not further the ordinance's design intent and would instead require decorative materials to be applied creating an afterthought look rather than intentional design.

In conclusion we believe that the alternative compliance requests are justified not only in the elements provided on the elevations but also taking into account the extensive outdoor amenity area provided by the client to its employees. These areas are almost three times the amount required by MZO and provide not only spaces for employees to gather and enjoy the view of the Superstition mountains but also come together and enjoy their community garden.

Landscape Alternative Compliance

Per Section 11-33-7 of the MZO, Landscape Alternative Compliance can be requested by an applicant who can demonstrate that the intent of this Chapter can be exceeded, in whole or in part, may submit an Alternative Landscape Plan (ALP) prepared in accordance with the following principles and design criteria. The seven Design Principals listed below outline how the development will exceed the intent of the MZO standards.

1. ***Innovative Design.*** Innovative use of plant materials and design techniques in response to unique characteristics of the site.
 - ✓ **The landscape plant material has been selected to mimic the unique layout of the architectural site plan. Where the site is rigid / formal and matched, so is the plant material. For example, the parking lot layout is “lined up” and matching, so is the landscape layout. Where the entry way has several vertical elements, landscape vertical elements have been added (fence post cactus).**
2. ***Plant Variety.*** Use of a variety of plant material, including plants of color, form, and texture, in excess of the minimum requirements.
 - ✓ **The landscape plant material has been selected to create year-round interest through the use of plants that will be flowering year-round. Accents that create visual interest and shade patterns a diverse selection that includes a miniature citrus grove that represents the historical character of the area.**
3. ***Naturalistic Design.*** Incorporation of naturalistic design principles, such as variations in topography, meandering or curvilinear plantings, and grouping of dominant plant materials (trees, large shrubs) in a manner consistent with native vegetation. Bio-swales are encouraged adjacent to all paved areas.
 - ✓ **The landscape plant material is organized in a natural arrangement to create natural and meandering placement of plants. As the landscape moves towards a more structured entry, the plant material become more organized and more formal of a layout.**
4. ***Compatibility with Surrounding Uses.*** A greater degree of compatibility with surrounding uses than a standard landscape plan would offer. The number of trees required should depend on the type of tree planted, not some set number. There cannot be a trade off in the number of trees due to the size of the tree at initial planting because what is needed is the ultimate Screening.
 - ✓ **The landscape plant material has been selected based upon the recent developments within the area.**
5. ***Water Efficiency.*** Use of water-efficient irrigation systems, such as rain water harvesting that allows paved surfaces to drain to adjacent bio-swales and spread

rain water more evenly throughout the site, and xeriscaping at appropriate locations.

- ✓ **The irrigation system designed is low flow, highly efficient drip irrigation system. With a “smart technology” ET based controller. This controller has a weather-based monitoring system included within the specification.**
6. **Storm Water Management.** Use of bio-swales with plant material and desert varnish clean storm water before it percolates into the ground.
- ✓ **All of the landscape areas are depressed to accommodate surface flows to the plant material. In addition the plant material is also slightly depressed to accommodate surface flows to each plant.**
7. **Plant Viability and Longevity.** The landscape plan takes into account the effect of plants on the surrounding activities over the lifetime of the land use, and attempts to promote the viability and long term maturation of plants. It does this by:
- a. Accounting for microclimates and the specific context of the plant's location in choosing of plant varieties.
 - b. The use of advanced installation techniques, such a structured soils and Silva cells, to promote the permeability of air and water into the root zone of the plant, and to resist compaction of the soils.
 - c. Accounting for the effects that plants may have on a site as the plants mature into adult forms, providing shade while limiting potential restrictions on visibility of the site from adjacent Streets; including consideration of visibility of signs, vehicle traffic sight angles, and the type and context of the specific land use.
- ✓ **All of the plant material selected has a proven track record of longevity in the Mesa Arizona region. Careful concern has been given to solar exposures so that plant material will thrive in each designed micro-climate.**

Per Section 11-33-7©(2) **Review, Approval and Required Findings.** An ALP shall be reviewed and evaluated as follows:

1. An application for an ALP may be submitted:
 - a. In conjunction with any request, including rezoning, Development Plan Review or modification, Council Use Permit, Special Use Permit, variance, or building permit applications.
 - b. As a separate application for Administrative Use Permit in accordance with Section 11-70-3, following approval of any processes mentioned in C.1.a, above.
2. An ALP may be approved upon finding that:

- a. There are unique characteristics of the property, site design, or use that warrant special consideration to modify or deviate from the requirements of this Section and that these characteristics are not self-created.
 - ✓ **The required amount of street frontage trees are being located in the ROW versus on site due to limited street frontage.**
- b. The ALP meets or exceeds the minimum requirements of this section, while recognizing the unusual site design or use restraints on the property.
 - ✓ **The ALP provides enhanced landscaping along the perimeter of the building and adjacent to Greenfield Road.**
- c. Approval of an ALP will provide for both increased consistency and compatibility with adjacent properties.
 - ✓ **Careful consideration has been given to the plant material to ensure compatibility with adjacent properties.**
- d. The ALP conforms to the allowable modifications listed in subsection B, above, and no exceptions to the limitations on the standards that may be modified are requested.
 - ✓ **The ALP conforms and no exceptions to the limitations on the standards that may be modified are requested.**

Fire Prevention

The building will be fully protected by an ESFR fire sprinkler system, with the fire riser room located along the south façade. This room will also contain the main Fire Alarm Control Panel and fire riser. This room will also house the fire pump if required by code and fire flow tests.

Refuse and Recycling

ER2 is requesting to provide 3 pairs of trash enclosures, instead provide 2 pairs. The client is asking because this facility will have a cardboard baler along with a 40' rollaway bin located just outside the warehouse near a truck dock door for easy disposal access.

Plat Request

LGE Design build is proposing a new commercial site on the south side of an approximately 17.79- acres of vacant land located at the SWC of Greenfield Road and McDowell Road (also known as APN: 141-26-006E).

The commercial site is intended to be subdivided into 2 Lots. The project will dedicate additional right-of-way along both Greenfield Road and McDowell Road. A new PUFE will be dedicated over the utilities located on the South commercial Site.

Conclusion

ER2's continued growth reflects a commitment to quality, reliability, and service within the technology industry. The company is excited to expand its presence with a new facility in Mesa, Arizona, further supporting its operations and strengthening its connection to the technology community in the region.

We look forward to working through the entire development process with the City of Mesa, starting with our Site Plan and Design Review Submittals.