

Baseline Logistics Park

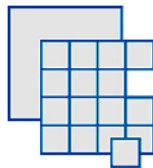
Employment/Industrial
Recker and Baseline

Project Narrative

Submitted by:

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Real Estate and Land Use Attorneys

On behalf of:
Hines

Hines

June 6, 2022

1. Introduction

Pew & Lake, PLC, on behalf of Hines, is pleased to submit this narrative and related exhibits for a Rezoning, Site Plan Review, and Design Review for the approximately 54.64 acres located at the Recker and Baseline in Mesa ("Property"). Proposed is what is preliminarily known as Baseline Logistics Park – an employment-industrial-commercial development plan. Specifically, the applicant requests the following for City of Mesa approval:

- a. Rezone from PEP-PAD-CUP to LI - PAD (light Industrial with a PAD overlay) for an employment-industrial project on the North portion of site, (Site 1).
- b. Rezone from PEP-PAD-CUP to PEP-PAD (Planned Employment Park with a PAD overlay) on the south portion of the site, (Site 2).
- c. Site Plan Review.
- d. Design Review

It is acknowledged that each building may need to complete the Design Review process at a future date, and phase 1 Design Review has been submitted concurrent with this request.

Figure 1 – Site Aerial



2. Existing Site Conditions and Relationship to Surrounding Properties

The Property is located on the north side of Baseline Road and west side of Recker. It is currently vacant land. The proposed development is within an area with characteristics that support the proposed land uses. The U.S. 60 highway abuts the Property's north property line. To the east is Recker Road, then the Farnsworth YMCA and other zoned and existing nonresidential uses. The properties to the south are business and medical parks. To the west

there is an industrial UPS facility. Table 1 below summarizes the existing and surrounding land uses and designations.

Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Employment/Mixed Use	PEP/CUP/PAD	Vacant
North	Employment/Mixed Use	-	U.S. 60
East	Employment/Mixed Use	PAD/CUP/LI	YMCA
South	Employment/Mixed Use	PEP	Industrial
West	Employment/Mixed Use	PEP/PAD/LI/ RM-4	Industrial/Multi-Family housing

3. Existing General Plan

Mesa's General Plan Character Area Map (Figure 2 below) designates the Property as Specialty. The Specialty character area allows large areas with a single use such as an educational campus, airport, or medical facility. Development in this character type maintains a campus feel and connection between buildings. The proposed zoning of Light Industrial (LI) is identified as primary zoning districts within the Specialty character area and the Property will be developed with high-quality design.

The development plan is consistent with the goals of the General Plan given that its primary use is an industrial use that will bring a variety of opportunities for business growth and economic development to the City.

The subject site is also located within the Airfield Overlay Area 3 (AOA 3). The proposed development will be required to comply with the provisions of Chapter 19 of the MZO. The proposed industrial use is the very types of development envisioned for this overlay. This request will not have a detrimental effect on the airport but will provide stimulus and support for its ongoing viability.

Figure 2 – Existing General Plan Map



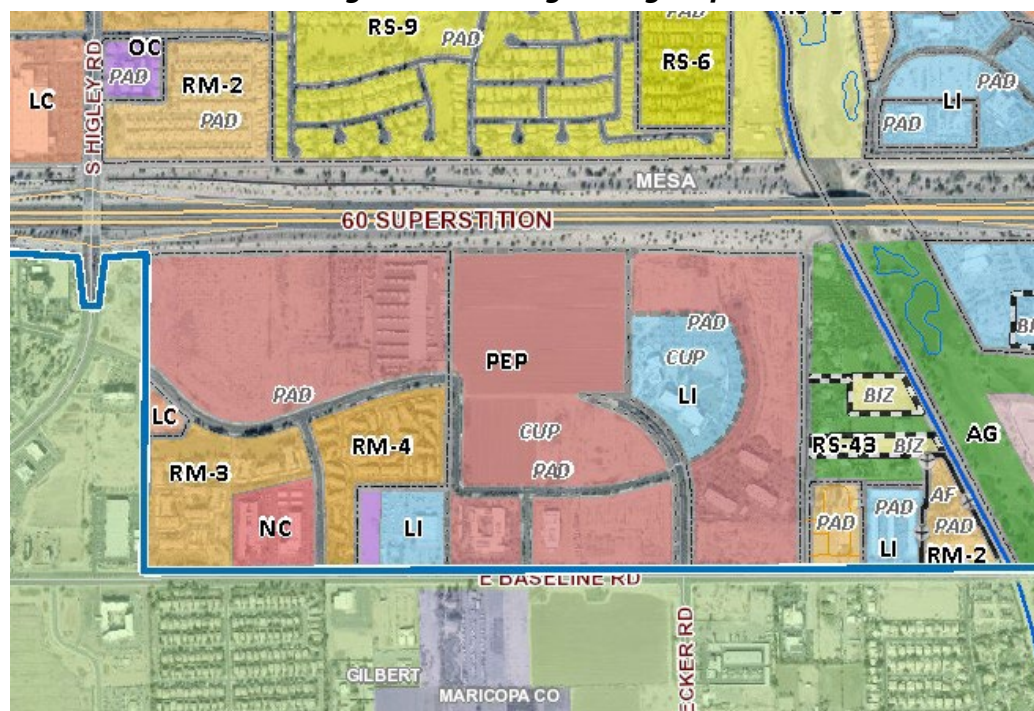
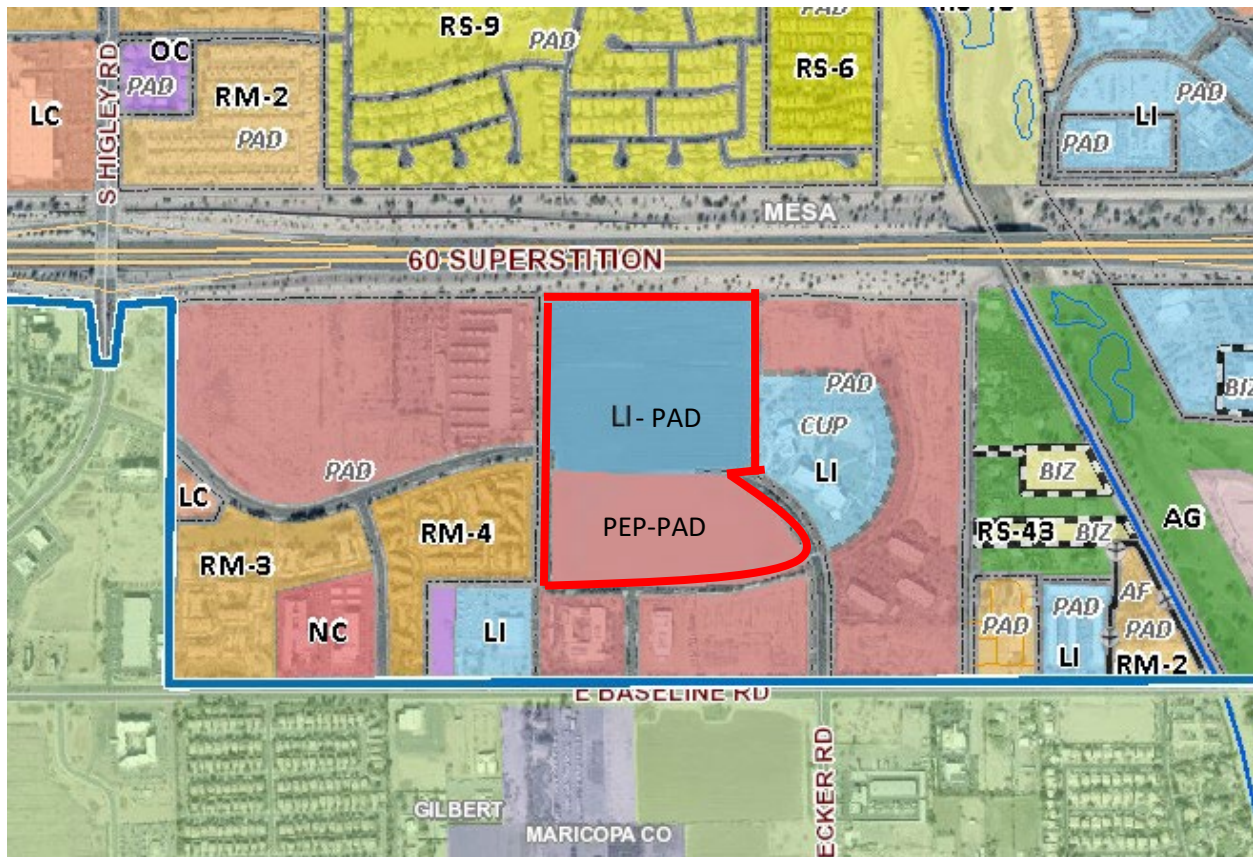
Figure 3 – Zoning Airfield Overlay Map**Figure 4 – Existing Zoning Map**

Figure 5 – Proposed Zoning Map

4. General Plan Compliance

Mesa's General Plan designates the Property within the Specialty District, which are typically over 20 acres with a single use. Development in this character type maintains a campus feel and connection between building by having consistency in landscaping and signage and a high quality of building design and materials.

Light Industrial zoning is a secondary zoning district within the Specialty District.

5. PAD Zoning and Site Plan Review

The purpose of this request is to rezone to LI, on the north portion of the site and a PEP on the south portion of the site. Additionally, a PAD is being requested for the entire site. Specific site plan review is requested for the entire Property, and the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City's required checklists.

The PAD overlay will increase development certainty for the City and enforce a proposed conceptual plan and guidelines. This PAD will also create opportunities for creativity, flexibility, and consistency with Zoning Ordinance purposes and criteria to promote a quality, sustainable, and feasible development in today's unique economic climate. While preliminary design themes are presented in the project, actual architectural design will be determined

during the Design Review process. Site Plan Review is also requested. Final architectural design may be different from this proposal, although it will be consistent with the guidance and standards in this Application. Each phase of development will meet or exceed the standards of the Zoning Ordinance.

Conceptual plans and description for the development's components are laid out in the sections that follow.

6. Permitted Uses

All uses are permitted within this PAD for the Property under the zoning district for City of Mesa Light Industrial (LI) for the north portion and (PEP) for the southern portion.

7. Project Description

The proposed development consists of eight buildings located just south of Highway 60, between Higley Road and Superstition Springs Boulevard and north of Baseline Road. It will also include a road connection between Inverness Avenue and Sunview, thus bisecting the development between the three larger buildings to the north that are more consistent with the UPS distribution facility and five smaller buildings to the south that are more business park designed. The project will establish a business park feel that is visually appealing and will blend in well with its neighbors.

Table 2 – Modified Development Standards

Standard	Zoning Ordinance Standards LI	Zoning Ordinance Standards PEP	Proposed PAD Standards
Building Height	LI zoning: 40 ft.	<u>Plan specific</u>	<u>50 FT</u>
Cross-Drive Aisle Setback 11-32-4. A			<u>We are in compliance with the 50 feet on the north site.</u> <u>South site has the following:</u> <u>North- 35 feet at the NW Corner of BLDG 2E at the right side of the driveway entry off Sunview</u> <u>South- 20 feet at the SE corner of BLDG 2D</u> <u>West- 38 Feet</u>
Parking			<u>1/375: Office</u> <u>1/650: Industrial</u>

Materials and Colors 11-7-3 (B)(5)(b)	No more than 50% of the total façade may be covered with one single material.		<u>More than 3 materials are being used including, Concrete, Glass, Formliner, Steel, and Paint.</u> <u>Four different paint colors are being incorporated.</u>
Massing and Scale <i>Roof Articulation</i> 11-7-3 (B)(2)(c)(iii)	All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.		<u>No cornices or moldings are incorporated.</u>

Building Height – Proposed building heights on the north side will be about 42'-6" and the buildings on the south side will be about 42' feet as measured in terms of the Mesa Zoning Ordinance definitions. This standard permits development of higher quality employment and office buildings with clear space and elevations that exceed historic standards for these types of developments. The PAD is requesting 50' to accommodate interior clear zoning and flexibility during the design stage. Not all the buildings and every portion of the building is anticipated to achieve this height, which modified standard is designed for parapets that effectively screen equipment and allow for variations in roof height for architectural interest.

Alternative Compliance – Alternative compliance is being requested for the proposed exterior materials. The building elevations are designed such that no color, texture or material (other than concrete) is greater than 50%. The percentages of materials used are shown for each building on the elevations. The proposed alternative is aesthetically more complementary to the site. Overall, the project exceeds the design objectives by providing a high-quality well designed business park with upscale landscaping and cohesiveness throughout.

Conceptual Design Themes

The proposed architectural theme is to provide a business park feel that is complimentary to the vernacular of its surroundings. The entire development will utilize four distinct building designs that will retain predominant characteristics that tie them all together into one architectural theme. The buildings incorporate the use of painted concrete tilt panel, painted steel canopies with aluminum storefront glazing. To enhance the architectural experience, we have incorporated the use of color clock variations between designs to achieve variations in design for all eight buildings. The outcome is visually appealing and provides a pedestrian scale. The north buildings are slightly taller and have less glass,

which fits well with the character of its adjacent neighbor to the west while the south buildings have more glass, taking advantage of the street frontage.

a. Landscaping and Open Space

The landscape design provided will be appropriate to the southwest region, utilizing a plant palette that will be consistent to the site's surroundings and create a business park, pedestrian feel. The design will help to break up the facades of the buildings while providing shading and will help to define the common open space areas of the development.

b. Parking & Truck Courts

Vehicular access to the site is provided at multiple locations while parking is located directly adjacent to each building. This allows users to get to their destination quickly and efficiently. Truck courts are located such that they are less visible to the street frontage and will be screened from view.

c. Walls and Monumentation

Project walls and monumentation, will comply with Zoning Standards. Any signage modifications will be submitted for consideration in a future Comprehensive Sign Plan. The intent is to provide wall design and signage consistent with the character of the project that provides for screening, identification and visibility for signage, and site safety. Monument signs and walls will coordinate with the perimeter landscaping and will form a critical element of a quality entry.

8. Phasing

Development phasing and timing will be based upon real estate market conditions. At this time, it is estimated the project will be developed in two phases.

Each project phase will provide for adequate access and circulation, drainage, and retention, as well as ample landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be submitted, which will accommodate for the development of efficient infrastructure facilities between phases.

9. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area and both Cox and CenturyLink for telecommunications.

Utility improvements include water and sewer mains in the Public Street corridors and on-site

sewer mains, water mains, and fire hydrants which will be designed to City of Mesa standards and guidelines and located within water/sewer easements. The water main will tie into existing City of Mesa services at the southwest corner of the development. The proposed sewer main will tie into existing City of Mesa infrastructure. On-site and off-site stormwater will be managed according to City of Mesa design guidelines.

10. Conclusion

The Baseline Logistics Park implements the vision and objectives of the Mesa General Plan for this Specialty designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.