

To: City of Mesa
Development Services

From: David W. Fulk

Subject: Design Review Application
Komatsu Sales & Service Facility
9927 E Pecos Road
Mesa, AZ 85212
APN: 304-62-001A- 25 Acres of NEC
DRB24-00473

Date: September 25, 2024

NARRATIVE

Komatsu and Cawley Architects are requesting for Design Review Board approval for a proposed light Industrial project, **Komatsu Sales & Service Facility**, located on the SWC of Pecos Road and Crismon Road.

Site Context and Zoning

The proposed site is 25 acres, which is part of a 100+ acre property that is currently vacant and is zoned LI – Light Industrial. APN number of the site is 304-62-001A. The site for the proposed project is located on the eastern portion of the larger property.

The site is located near Mesa Gateway Airport and falls within City of Mesa Planning and Zoning's **Airfield Overlay District AOA 2**.

Uses adjacent to the site are as follows:

- To the north of this project (across Pecos Road) is zoned IND-2 and is a vacant lot.
- To the east of this project (across Crismon Road) is zoned GI and are two separate warehouse- industrial projects.
- To the south of this project is zoned LI and is a vacant lot.
- To the west of this project is zoned LI and is a vacant lot.
- Along the south property line is a proposed Union Pacific Railroad Company owned railroad track that will branch off the existing railroad track located to the west along Rittenhouse Road.

Pecos Road, to the north of the site, currently has 65 feet half street R.O.W. at the NWC of the property and a 75 feet half street R.O.W. at the NEC of the property. Crismon Road, to the east of the site, has a 65 feet half street R.O.W. The R.O.W. improvements do not exist on the property and will be constructed during the development of this project.

At the NEC of the property is an existing active private irrigation wellhead that will remain. The wellhead is currently within the property, and with the new configuration of Pecos Rd and Crismon Rd., the wellhead will remain outside of the roadway improvements but will be in the proposed right-of-way. The wellhead remains outside of the sight-visibility-triangle and will not pose as an obstruction to the vehicles making turns at the intersection. A new 4 feet wide private easement extending along Pecos Road will be created to provide a private irrigation water line to the west for the adjoining property owner. An enhanced screening will be provided to screen the wellhead that will also provide a visual feature at the corner of the site. An access path in the landscaped areas will be provided from the site to the wellhead for maintenance purposes.

A private parcel with a net area of +/- 0.02 Acres (755 S.F.) will be created for the existing wellhead, existing pump, and existing electrical subpanel. In the future when the active wellhead is decommissioned, this parcel will be dedicated to City of Mesa and will be included in the R.O.W.

Project Description

The proposed project is a light Industrial facility for Komatsu Sales & Service. Primary functioning of the facility will be manufacturing, repair and maintenance of large mining equipment that will be brought in from mines across Arizona and western New Mexico. Supporting functions will include administration, sales and field service offices. There will be no equipment stored on the site for sales. All equipment for sale will be stored at remote locations and the sales and field service offices will be primarily for administrative purposes only.

We are proposing one building totaling approximately 237,860 square feet. The building space allocations and functions will include 26,660 square feet of office area; 11,000 square feet of employee lockers, break room and training areas; +/-50,000 square feet of warehouse; +/-50,000 square feet of small equipment shop area; and +/-100,000 square feet of main weld and machine shop area. Additionally, located adjacent to the main weld and machine shop area will be 4,660 square feet of free-standing paint-booth structure and 5,000 square feet building that will include a wash bay, compressor room and a fire pump room.

The site will provide access and circulation for large multi-trailer transport vehicles, a truck well servicing the warehouse, grade access rollup doors for direct access to each of the three primary function spaces, as well as adequate parking for employees and guests.

The site proposes one driveway entrance along Pecos Road and two driveway entrances along Crismon Road. The two driveway entrances along Crismon Road align with the existing entry drives developed on the east side of the road. These driveway entrances are 40'-0" wide and are return-type driveway entrances designed per MAG Detail 251. Return-type driveway entrances are being proposed due to the need for a 2% or less slope at all driveway entrances for large multi-trailer truck access. Right-turn deceleration lanes, per City of Mesa Standard Detail M-46.06, have been provided at all three driveway entrances for large transport vehicles to comfortably enter the site without hindering traffic flow on either of the roads. A temporary construction easement will be required on the adjacent property, at the northwest corner of the site on Pecos Road, to construct a deceleration lane in ROW.

For off-site improvements, a right-turn deceleration lane has been provided at the intersection of Pecos Road and Crismon Road and a bus-bay has been provided along Crismon Road, per City of Mesa Standard Detail M46.01.2.

All Mesa Gateway design requirements have been taken into consideration for the proposed project to avoid any potential hazards. Proposed use of the facility meets Mesa Gateway airport's allowable industrial land use. Use of reflective surfaces, lights that interfere with navigation have been thoughtfully avoided.

Since the site is located near Mesa Gateway Airport, required FAA 7460-2 form has been submitted to FAA and a 'Determination of No Hazard to Air Navigation' has been received from FAA. Aeronautical Study Number (ASN) is 2024-AWP-3067-OE.

Additional FAA applications will be made for approval of use of large construction cranes that need FAA clearance.

There is a need for deviation from maximum allowable height of 40 feet in LI zoning for the Weld and Machine Shop as building height exceeds the maximum allowable height. A separate rezoning application (ZON24-00474) has been made concurrently with this DR application for an approval to rezone site from LI (Light Industrial) to LI-PAD (Light Industrial with Planned Area Development Overlay) for deviation from maximum allowable height.

Site Planning and Architectural Design

The buildings and site are designed to provide architectural interest and functional access throughout the site. All zoning standards, including required setbacks, driveway widths, parking stall sizes, foundation landscape requirements, entry plaza at main building entrances and outdoor employee amenity areas etc. have been taken into consideration and the design meets the City of Mesa standards. A private screened yard with 8 feet high masonry screen wall has been placed along the south and west property lines. This screened yard will house refuse enclosures, ground mounted mechanical units, electrical transformers, and outdoor storage areas. Three 40 feet wide gates provide access to the screened yard. Fire Truck and Refuse maneuvering are provided per City of Mesa development standards. Refuse and fire truck maneuvering are illustrated on the site plan. Surface retention areas and underground retention tanks have been strategically located on the site for storm water collection.

Functions within the buildings conform to the light industrial zoning criteria. The various functions have been laid out in four different blocks, namely the Administration Offices, the Shop and Warehouse, the Employee Amenity, and the Weld and Machine Shop. The different blocks have been defined by varied building massing and parapet heights, building materials and architectural elements to bring variety and interest to the long building facade. Canopies and the undulation of the corner building facade are utilized to identify entry areas of the facility. The primary building entry will be via the courtyard and plaza at the front of the admin block. This architectural feature will be visible from Pecos Road. These design features will have an impressive presence at the intersection of Pecos Road and Crismon Road.

The two-story Administration Offices is at the north end of the building along Pecos Road. The 36 feet high block will be a tilt building with two-story high glazing at the northwest and northeast corners. Metal screens on the west and east elevations provide required shading to the glass facades as well as a design feature visible from the intersection of

Pecos Road and Crismon Road. A large canopy supported by tall metal columns highlights the main entry to the building and the entry plaza.

The Shop and Warehouse is to the south of the Administration Offices and will be a single story 40 feet high tilt building. The façade is accentuated by score lines in the tilt panels with a variation in colors. Clear-story windows provide a break in the long concrete wall and bring in natural light into the building.

To the south of the Shop and Warehouse is the two-story Employee Amenity block. This portion of the building is also a tilt building and will be 36 feet high. Two-story high glazing and a canopy supported by metal columns at the main entrance is the main feature element at the Employee area and highlights the entry plaza and the employee entry to the building.

The southernmost block is the Weld and Machine Shop. This portion of the building is the largest block in size and height and will be primarily a pre-engineered metal building. The shops house large equipment and 150-ton internal bridge cranes to transport enormous mining parts brought in for maintenance and repair. The bridge cranes project out of the shops to offload extremely large mining parts from trucks and transport them to the inside of the shop. Tall metal buttresses have been added to the façade as a design feature and as an additional support to the tall metal walls. These metal buttresses are abstractions of metal supports of the large bridge cranes.

Large mining equipment serviced and repaired at this facility is reflected in the scale of the design. Tall metal buttresses are used as a common architectural feature along the façade of the building. They are accentuated by the color blue to match Komatsu's branding.

The Shop and Warehouse, Employee Amenity and Administration Offices blocks (totaling 137,700 square feet) conform to the maximum allowable building height of 40 feet. However, building height of the +/-100,000 square foot Weld and Machine shop exceeds the maximum allowable height. Height required to support use of the internal 150-ton bridge cranes and higher clearances required under the bridge crane travelers, that move the large mining parts within the shop, requires the building height to be approximately 62 feet. At the southernmost end of the building, the large pocketed "Megadoors" that service this area will require separate housing, with an additional 3 feet in height for a max height of 65 feet. The property hence needs a rezoning for deviation from maximum allowable height of 40 feet. A separate rezoning application (ZON24-00474) has been made concurrently with this DR application for an approval to rezone site from LI (Light Industrial) to LI-PAD (Light Industrial with Planned Area Development Overlay) for deviation from maximum allowable height.

All mechanical roof mounted, or ground mounted units will be screened from view by either parapet walls and/or mechanical screen walls. Parking is conveniently located along the perimeter of the site and around the perimeter of the Administration Offices and Employee Amenity blocks with appropriate screening along both streets.

Materials for the building have been carefully chosen, keeping in mind that the site is within Airfield Overlay District AOA 2. No reflective materials are being used on building facades or on the roof that would disrupt air traffic. Other considerations kept in mind for the AOA 2 district are that no cell towers will be located on the site and landscaping will be kept below the building height.

Our proposal will include the following:

- New concrete tilt single and two-story buildings.
- New pre-engineered metal building for single story main weld and machine shop.
- The site will provide a private yard with a truck well, grade level access doors, turning and circulation space for large multi-trailer transport.
- Proposed height of the of the buildings will vary from 20 feet, 36 feet, 40 feet and 62 feet with a maximum wall height of 65'-0" for large "Megadoor" enclosure.
- Roof mounted mechanical units will be fully screened for the warehouse, small equipment shop, and offices. Mechanical units for the welding and maintenance shop will be ground mounted and screened from view.
- The building is proposed to be Type II-B construction and F-2, S-1, & B occupancies, w/ fire protection.
- Project will provide all onsite utilities, underground utilities, fire hydrants, waterlines, internal infrastructure, etc. Underground and surface retention will be constructed for storm water management.
- The project will provide R.O.W. improvements along Pecos Road and Crismon Road
- Internal and frontage landscaping will meet all City guidelines and ordinances.
- Site and building lighting will be designed to comply with the City ordinances to ensure a safe and secure environment.
- Parking provided on site will meet the office, industrial, and warehousing ratios as prescribed by the City's parking standards. This project will be designed with for the end user meeting their specifications for industrial and warehouse uses as is evident with the building heights and private yard equipped with truck wells, large on-grade access roll-up doors, and circulation for large multi-trailer transport. A rezoning application has been applied for to allow for the additional building height required to house the 150-ton bridge cranes within the 100,000 square foot welding and maintenance shop.
- A separate rezoning application (ZON24-00474) has been made concurrently with this DR application for an approval to rezone site from LI (Light Industrial) to LI-PAD (Light Industrial with Planned Area Development Overlay) for deviation from maximum allowable height and increase it to 65 feet.
- FAA 7460-2 form has been submitted to Federal Aviation Administration has been made and a 'Determination of No Hazard to Air Navigation' has been received from FAA.. Aeronautical Study Number (ASN) is 2024-AWP-3067-OE.
- The proposed project has been designed to comply with all Mesa Gateway design requirements. Where deviation is required, a request for Alternative Compliance is being made as a part of this submittal to allow for deviation from City of Mesa Design Standards requirement per Section 11-7-3(B)(5) and Section 11-7-3(B)(2)(C).

Request for Alternative Compliance

Request for Alternative Compliance is being made per Zoning Section 11-7-3 (B) (6).

The request is being submitted based on the following criteria relating to the City Design Standards being applied to this project:

Title 11, Chapter 7, Section 3 (B) (6) (b) (iv) "The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds design objectives as described in the City's General Plan."

Request 1:

Planning review comment #9-2: Per Section 11-7-3(B)(5) of the MZO, no more than fifty percent (50%) of the total façade may be covered with one (1) single material. Provide material area calculations on the elevations by façade to demonstrate compliance with this requirement.

- Building has been designed with different methods of building construction contributing to a variety of materials used. Below is the narrative of all four building facades highlighting the building materials used.

North Facade:

North facade of the building is the primary elevation along the R.O.W. It is visible from E. Pecos Rd, which is the main arterial road. Administration Offices is in the foreground on the north elevation with the Shop and Warehouse, and Weld and Machine Shop in the background.

Predominant material on the Administration Offices is concrete tilt panels with metal panel skins at building corners. The concrete tilt panels are punctuated with glazing. Two-story tall glazing is provided at corners of the building and at the primary entrance in the center of the facade. A large steel canopy supported by tall metal columns highlights the main entry to the building and the entry plaza.

The Shop and Warehouse behind the Administration Offices is 40 feet high concrete tilt construction. The façade is accentuated by score lines in the tilt panels with color variations, and clear-story windows. Steel buttresses in the corners of the Shop and Warehouse are provided as design features.

In the farthest background visible on the north façade are the pre-engineered metal panels of the Weld and Machine Shop. Color variation is provided on the metal panels for façade articulation.

Material area calculations for the north elevation is as follows:

Metal Panel:	31%
Tilt Panel:	51%
Steel Frame:	2%
Glazing:	16%

East Façade:

East façade of the building is along the R.O.W. on S. Crismon Rd, which is an arterial road. The east façade is subdivided into different portions based on the functions inside the building, namely the Administration Offices, the Shop and Warehouse, the Employee Amenity block and the Weld and Machine Shop.

The Administration Offices is 36 feet high concrete tilt construction on the north end of the east façade. Storefront windows punctuate the concrete tilt. Two-story tall glazing is provided at the northeast corner of the east façade. Metal screens on the façade provide required shading to the glazing as well as a design feature visible from the intersection of Pecos Road and Crismon Road.

The portion of the façade to the south of the Administration Offices is the Shop and Warehouse. This portion of the façade is 40 feet high tilt construction. The façade is accentuated by score lines in the tilt panels with three different color variations, and clear-story windows. Steel buttress in the northeast corner of the Weld Shop and Warehouse is provided as a design feature.

Further to the south of the Shop and Warehouse, on the east façade, is the Employee Amenity block. This portion of the façade is also to be concrete tilt and will be 36 feet high. Two-story high glazing and a steel canopy supported by metal columns at the entrance to the Employee areas is the main feature element highlighting the entry plaza and employee entry to the building.

At the south end of the east façade is the Weld and Machine Shop. The height of the metal building is divided into two parts. 15-foot tall concrete walls form the base of the building, and metal panels start above the concrete base extending to the parapet top. Clear-story windows are placed at regular intervals in the metal panels that provide a break in the long metal wall. Three different colors of metal panels are used to bring variation in the metal wall for façade articulation. Tall steel buttresses have been added as a design feature as well as an additional support to the metal walls. These steel buttresses are abstractions of metal supports of the large bridge cranes. The concrete walls at the building base, glazing at the clear-story windows, metal panels and the steel buttresses provide variations in the materials used in this portion of the façade.

Material area calculations for the north elevation is as follows:

Metal Panel:	51%
Tilt Panel:	41%
Steel Frame:	3%
Perf. Metal Screen:	1%
Glazing:	4%

South Façade:

South façade of the building is within the screened yard of the facility. A portion of the façade, above the site screen wall, is visible from adjacent Union Pacific Railroad property. The Weld and Machine Shop, and Paint Booth are in the foreground on the south elevation with the Shop and Warehouse in the background.

The predominant building material on the South Façade is pre-engineered metal panels of the 65 feet high Main Weld and Machine Shop, and the 25 feet high Paint Booth, which is an accessory building to the west of the main building. Two large pocketed "Megadoors" make up most of the south façade of the Weld and Machine

Shop, Bridge cranes from inside the shops project out to offload extremely large mining parts from trucks and transport them to the inside of the shop. These steel bridge cranes with columns on the outside of the shop area add another different building material used on the south façade.

The Shop and Warehouse in the background is 40 feet high concrete tilt construction. The façade is accentuated by score lines in the tilt panels with color variations.

Material area calculations for the north elevation is as follows:

Metal Panel:	36%
Tilt Panel:	23%
Steel Frame:	9%
Megadoors:	32%
Glazing:	0%

West Facade:

West facade of the building is mostly within the screened yard of the facility and is partially visible from E Pecos Road. The west façade is subdivided into different portions based on the functions inside the building, namely the Administration Offices, the Shop and Warehouse, the Employee Amenity and the Weld and Machine Shop.

The Administration Offices is 36 feet high concrete tilt construction on the north end of the west facade. This portion of the façade is fully visible from E Pecos Road. Storefront windows punctuate the concrete tilt. Two-story tall glazing is provided at the northwest corner of the west facade. Metal screens on the facade provides required shading to the glazing as well as a design feature visible from the intersection of E Pecos Road.

The portion of the façade to the south of the Administration Offices is the Shop and Warehouse. This portion of the façade is 40 feet high tilt construction. This portion of the façade is fully visible from E Pecos Road. The façade is accentuated by score lines in the tilt panels with three different color variations, and clear-story windows. Steel buttress in the northwest corner of the Shop and Warehouse is provided as design feature.

Further to the south of the Shop and Warehouse, on the west façade, is the Employee Amenity. This portion of the façade is also to be concrete tilt and will be 36 feet high and is completely within the screened yard. The façade is accentuated by score lines in the tilt panels, and storefront windows

On the south end of the west façade is the Weld and Machine Shop. The height of the metal building is divided into two parts. 15-foot tall concrete walls form the base of the building, and metal panels start above the concrete base extending to the parapet top. Clear-story windows are placed at regular intervals in the metal panels that provide a break in the long metal wall. Three different colors of metal panels are used to bring variation in the metal wall for façade articulation. Tall steel buttresses have been added as a design feature as well as an additional support to the metal walls. These steel buttresses are abstractions of metal supports of the large bridge cranes. The concrete walls at the building base, glazing at the clear-story windows, metal panels and the steel buttresses provide variations in the materials used in this portion of the facade.

Material area calculations for the north elevation is as follows:

Metal Panel:	50%
Tilt Panel:	43%
Steel Frame:	3%
Perf. Metal Screen:	1%
Glazing:	3%

Per the material area calculations shown above, the south and west facades of the building meet design standards requirement of no more than fifty percent (50%) of the building being covered by one material.

Alternative compliance is being requested for the north and east facades as metal panel make up for fifty-one percent (51%) of the facades, which is one percent (1%) greater than design standards requirement of maximum fifty percent (50%) of one material.

The overall building meets the design standards requirement by use of different materials to form the building base, accents on the façade and design features. The building is aesthetically complementary to the site as it adopts the design standards in a creative way within the constraints and limitations for the type of building construction. Per noted criteria for meeting Alternative Compliance Title 11, Chapter 6, Section 3 (B) (7) (b) (iv), the building design meets the criteria "*the proposed alternative is aesthetically more complementary to the site*". We thus request to utilize Alternative Compliance to the Design Standards of 'No more than fifty percent (50%) of the total façade may be covered with one (1) single material'.

Request 2:

Planning review comment #10: Per Section 11-7-3(B)(2) of the MZO, publicly visible facades (viewed from the 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 subdivided the wall into human scale proportions.

- The building has been designed with different methods of construction based on the functions inside the building. Below is the narrative of all four building facades highlighting the building design in different portions of the facade.

North Facade:

North facade of the building is the primary elevation along the R.O.W. It is visible from E. Pecos Rd, which is the main arterial road. Administration Offices is in the foreground on the north elevation with the Shop and Warehouse, and Weld and Machine Shop in the background.

Administration Offices is primarily concrete tilt construction with a max height of 36 feet. The concrete tilt panels are punctuated with glazing. Two-story tall glazing is provided at corners of the building and at the primary entrance in the center of the facade. The building plane steps back at the main entry, in the center of the façade, creating a plaza and courtyard to identify the main entry to the building. A large steel canopy supported by tall metal columns highlights the main entry and the entry plaza. Metal

panels are provided on the east and west corners of the façade that project out of the concrete tilt plane to provide undulation in the facade.

The Shop and Warehouse behind the Administration Offices is 40 feet high concrete tilt construction. The façade is accentuated by score lines in the tilt panels with color variations, and clear-story windows to provide break in the wall plane. Tilt panels at the east and west corners are projected out 18" for wall articulation. Steel buttresses in the corners of the Shop and Warehouse are provided as design features.

In the farthest background visible on the north façade are the pre-engineered metal panels of the Weld and Machine Shop. Color variation is provided on the metal panels for façade articulation.

East Facade:

East facade of the building is along the R.O.W. on S. Crismon Rd, which is an arterial road. The east façade is subdivided into different portions based on the functions inside the building, namely the Administration Offices, the Shop and Warehouse, the Employee Amenity and the Weld and Machine Shop.

The Administration Offices is 36 feet high concrete tilt construction on the north end of the east facade. Storefront windows punctuate the concrete tilt. Two-story tall glazing is provided at the northeast corner of the east facade. Metal screens on the facade provide required shading to the glazing as well as a design feature visible from the intersection of Pecos Road and Crismon Road. These elements provide undulation on the building façade.

The portion of the façade to the south of the Administration Offices is the Shop and Warehouse. This portion of the façade is 40 feet high tilt construction. The façade is accentuated by score lines in the tilt panels with three different color variations, and clear-story windows. Steel buttress in the northeast corner of the Shop and Warehouse is provided as a design feature. Tilt panels at the northeast corner and in the center of this portion of the façade are projected out 18" for wall articulation. Clear-story windows are placed strategically to highlight color changes on the tilt panel. The top of parapet is stepped down by 2-feet at regular intervals to avoid one continuous building height. Use of different colors and variations in parapet height further visually subdivides the long wall into segments and brings down the scale.

Further to the south of the Shop and Warehouse, on the east façade, is the Employee Amenity block. This portion of the façade is also to be concrete tilt and will be 36 feet high. Two-story high glazing and a steel canopy supported by metal columns at the entrance to the Employee Amenity block is the main feature element highlighting the entry plaza. The building plane steps back at the entry creating a plaza and courtyard to identify main entry to the building

At the south end of the east façade is the Weld and Machine Shop. The height of the metal building is divided into two parts. 15-foot tall concrete walls form the base of the building, and metal panels start above the concrete base extending to the parapet top. Clear-story windows are placed strategically to highlight color changes on the metal panel and provide a break in the long metal wall. Three different colors of metal panels are used to bring variation in the metal wall for façade articulation. Tall steel buttresses have been added as a design feature as well as an additional support to the metal walls. These steel buttresses are abstractions of metal supports of the large bridge cranes. Metal panels behind these buttresses are projected out 18" for wall

articulation and to provide break in the long metal wall plane. Concrete base below the metal panel project out 18" from the metal panels thus providing a break in the tall wall plane. The top of parapet is stepped down by 2-feet at regular intervals to avoid one continuous building height. Use of different colors of metal panels and variations in parapet height further visually subdivides the long wall into segments and brings down the scale.

South Façade:

South facade of the building is within the screened yard of the facility. A portion of the façade, above the site screen wall, is visible from adjacent Union Pacific Railroad property. The Weld and Machine Shop, and Paint Booth are in the foreground on the south elevation with the Small Weld Shop and Warehouse in the background.

The predominant building material on the South Façade is pre-engineered metal panels of the 65 feet high Weld and Machine Shop, and the 25 feet high Paint Booth, which is an accessory building to the west of the main building. Two large pocketed "Megadoors" make up most of the south façade of the Weld and Machine Shop. Bridge cranes from inside the shops project out to offload extremely large mining parts from trucks and transport them to the inside of the shop.

The Shop and Warehouse in the background is 40 feet high concrete tilt construction. The façade is accentuated by score lines in the tilt panels with color variations.

West Façade:

West facade of the building is mostly within the screened yard of the facility and is partially visible from E Pecos Road. The west façade is subdivided into different portions based on the functions inside the building, namely the Administration Offices, the Shop and Warehouse, the Employee Amenity and the Weld and Machine Shop.

The Administration Offices is 36 feet high concrete tilt construction on the north end of the west facade. This portion of the façade is fully visible from E Pecos Road. Storefront windows punctuate the concrete tilt. Two-story tall glazing is provided at the northwest corner of the east facade. Metal screens on the facade provide required shading to the glazing as well as a design feature visible from the intersection of E Pecos Road. These elements provide undulation on the building façade.

The portion of the façade to the south of the Administration Offices is the Shop and Warehouse. This portion of the façade is 40 feet high tilt construction and is fully visible from E Pecos Road. The façade is accentuated by score lines in the tilt panels with three different color variations, and clear-story windows. Steel buttress in the northwest corner of the Shop and Warehouse is provided as a design feature. Tilt panels at the northwest corner and in the center of this portion of the façade are projected out 18" for wall articulation. Clear-story windows are placed strategically to highlight color changes on the tilt panel. The top of parapet is stepped down by 2-feet at regular intervals to avoid one continuous building height. Use of different colors and variations in parapet height further visually subdivides the long wall into segments and brings down the scale.

Further to the south of the Shop and Warehouse, on the west façade, is the Employee Amenity block. This portion of the façade is also to be concrete tilt and will be 36 feet high and is completely within the screened yard. The façade is accentuated by score lines in the tilt panels, and storefront windows

On the south end of the west façade is the Weld and Machine Shop. The height of the metal building is divided into two parts. 15-foot tall concrete walls form the base of the building, and metal panels start above the concrete base extending to the parapet top. Clear-story windows are placed strategically to highlight color changes on the metal panel and provide a break in the long metal wall. Three different colors of metal panels are used to bring variation in the metal wall for façade articulation. Tall steel buttresses have been added as a design feature as well as an additional support to the metal walls. These steel buttresses are abstractions of metal supports of the large bridge cranes. Metal panels behind these buttresses are projected out 18" for wall articulation and to provide break in the long metal wall plane. Concrete base below the metal panel project out 18" from the metal panels thus providing a break in the tall wall plane. The top of parapet is stepped down by 2-feet at regular intervals to avoid one continuous building height. Use of different colors of metal panels and variations in parapet height further visually subdivides the long wall into segments and brings down the scale.

Glazing and metal screens are a part of the building façade of the Administration Offices, the Shop and Warehouse, and the Employee Amenity block that add architectural interest and provide a break in the concrete walls. Steel canopies and buttresses are used as design features. The building façade has variations in planes with stepbacks creating plazas and courtyards to identify entry areas to the building. Steel canopies and metal buttresses project out from the building to provide undulation in the façade. The northern portion of the building thus meets Design Standards criteria 11-7-3(B)(2).

Weld and Machine Shop is primarily a pre-engineered metal building due to its function and size. The shops house large equipment and two 150-ton internal bridge cranes to transport enormous mining parts brought in for maintenance and repair. These bridge cranes run the entire length of the shops from the north end and extend beyond the south end of the shops to load/offload extremely large mining parts from trucks. Functions inside the shops and movement of the long bridge cranes define the long linear form of the building. The exterior wall and structural supports are required to remain in one plane due to the functions within the shops. Stepping back of portions of the building façade will interfere with movement of the large bridge cranes and functions inside the shop. To bring interest and variations to the façade, tall steel buttresses have been added as a design feature as well as additional supports to the tall metal walls. Projections in the metal panel behind these buttresses are added to provide undulation in the wall plane. These steel buttresses also visually subdivide the wall into smaller portions thus bringing down the scale. The top of parapet is stepped down by 2-feet at regular intervals to avoid one continuous building height. Use of different colors of metal panels and variations in parapet height further visually subdivides the long wall into segments and brings down the scale.

The functions of the block require a portion of the building to be in one continuous plane. Where functions of the building allow, changes in wall planes have been provided to meet the design standard requirements. Creative solutions are provided for wall articulations that provides a building which is aesthetically complementary to the site by adopting the design standards in a creative way within the constraints and limitations for the type of building construction. Per noted criteria for meeting Alternative Compliance Title 11, Chapter 6, Section 3 (B) (7) (b) (iv), the building design meets the criteria "*the proposed alternative is aesthetically more complementary to the site*". We thus request to utilize Alternative Compliance to the Design Standards per Section 11-7-3(B)(2).

As always, we look forward to a successful development that will bring another valued project to both the city and surrounding neighborhood.

Sincerely,



David W Fulk
Principal Architect | Partner | Studio Director
Cawley Architects, Inc.