

Alternative Compliance request for: Udall Office Center

May 12, 2026

To Whom it May Concern:

Please find this as the Alternative Compliance request for the ZON25-00959, Udall Office Center.

- i. This request is for the Mesa Zoning Ordinance, Code section 11-6-4-C.2.
- ii. The proposed alternatives to not less than 75% of primary materials to cover each building facade as follows:
 1. North facade: 61.63%
 2. South facade: 59.27%
 3. West facade: 64.48%

The proposed alternatives to not less than 25% of primary materials on each building facade as follows:

 1. North facade: Stucco (11.60%); Stone Veneer (17.88%)
 2. East facade: Glass (21.85%)
 3. West facade: Stucco(16.5%); Stone Veneer (16.34%)
- iii. The primary materials proposed amplify the intent of the development standards with the use of multiple primary materials organized in locations to accentuate the style and form of the individual building facades.
- iv. The building's architectural features far surpass the development standards with abundant vertical & horizontal articulation both in the building wall and roof line facades.
- v. The approval criteria of Subsection C is met with the use of several high quality building materials integrated and arranged in organized transitions between building facades and roof lines.

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This proposed design meets all the required approval requirements for Alternative Compliance.

- i. There is no adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effect, and does not reduce pedestrian comfort or accessibility.
- ii. The proposed alternative or tradeoff is the minimum necessary to achieve the intent while maintaining overall compliance with all other applicable standards.
- iii. This proposed project as designed provides superior quality and functionality as well as additional public offset to the enhances shade/canopy created.

Your sincere consideration and approval of this Alternative Compliance request is greatly appreciated.

John C. Manross
Architect

