



Prepared By:

Gilmore Planning & Landscape Architecture

1. Project Introduction

On behalf of Woodspring Suites and BG Edge LLC, Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this application for Design Review Approval for a proposed Woodspring Suites, a limited service Hotel with 122 guest rooms to be developed on approximately 2.9 acres and located north of W. Baseline Road and East of Mesa Drive in Mesa, Arizona. The address is 1911 So. Mesa Drive. This Hotel project is situated on the south end of a larger 5.5 acre development parcel (APN 139-49-027C) and includes a second adjacent parcel to be acquired from the City of Mesa that is 33' in width that was the former west half right-of-way for "Old Mesa Drive" (refer to the attached ALTA Survey). There will be a subsequent Plat filed to define this Hotel property that will include the Old Mesa Dr ROW. The northern area is intended for additional commercial projects that includes three pad sites. This project site and the larger development parcel is currently zoned Light Industrial (LI), and the proposed Hotel is a permitted use.

The configuration of the Subject Property is somewhat unique. Although there is approximately 103 feet of frontage on Baseline Road, there is also an SRP well site that is approximately 100' in depth and 120 in width enclosed with a 6' high screen wall that separates the developable area of the site from the Baseline frontage. Near the west end of this frontage is an existing power pole and guy wire that has forced the location of the access drive closer to the center of the frontage. The Woodspring Suites Hotel structure is therefore approximately 165' north of Baseline Road and situated behind the SRP wellsite.

There are two points of access for this project, from Baseline Road on the south, and from Mesa Drive on the west. The Mesa Drive entrance is a signalized intersection at Mesa Drive and Javelina Avenue and is located between the two Quick Trip parcels. This is a private shared driveway providing access into those two parcels as well as this Woodspring Suites site. The Woodspring Suite structure is situated approximately 340' east of Mesa Drive. When the northern portion of this property develops, a third access may extend from Mesa Drive through the commercial pads to the Hotel.

2. Existing Land Use

The entire development site is vacant. Along the east parcel boundary of 139-49-027C is a concrete channel owned by SRP for the delivery of irrigation water. This channel will be replaced with concrete pipe and placed underground. Within the Old Mesa Drive right-of-way are a number of overhead and underground utilities that establish limitations for use by the hotel except for some landscape improvements which will be limited depending on the proximity to these utilities and their easements.

3. Existing Zoning

The existing zoning is Light Industrial.



4. Surrounding Land Uses.

North: The land area immediately north is vacant, but intended for commercial development with three pad sites, zoned LI. The Old Mesa Dr right-of-way extends further beyond this subject property.

Northwest: Is the former Quick Trip site that relocated to the south, zoned LI.

East: portions of the east side remain under City Ownership, the norther portion is ATAS International, a panelized roofing company, zoned LI

South: The land area immediately south of Baseline Road is within the Town of Gilbert’s jurisdiction.

Southwest: Located at the northeast corner of Baseline Rd and Mesa Drive is Quick Trip, a convenience store with fuel service, zoned LI.

Refer to the enclosed Context Plan and site photos for additional information regarding existing and surrounding land uses.

5. Development Standards – Dimensional Criteria

Perimeter Building & Parking Setbacks	
Baseline Road	15'
Mesa Drive	15'
East - Side Yard	0'
North - Rear Yard (interior lot line)	0'
Building Height	
Max. Height of sloped roof at Stair Tower	45'-0"
Primary Parapet	39'-6"
Secondary Parapet	40'-8"
Entry Feature	44'-9 1/2"
Lot Coverage (13,111sf under roof / 2.9 Ac)	10.2%
Parking	
Required: 1 sp/unit: 122	122
ADA Spaces: 6 included	
Parking Required	122
Parking Provided	131

6. The Project

This proposed Hotel will be a four (4) story, 122 room, Woodspring Suites Hotel that is characterized as an extended stay lodging brand by Choice Hotels. Guest Rooms will be for extended stay lodging use that provides affordable, clean and safe lodging to a broad demographic range with practical needs. Most guests in this hotel will be business travelers on temporary work assignments, or people managing transition such as transplant from other cities relocating to this regional area and shopping for a new house. Typically, guests of the Woodspring Suites Hotel are college educated and with incomes at or above national averages, they are cost-conscious and practical, opting for the solid value of a reasonably priced, comfortable place to stay, rather than the luxuries of a more costly traditional hotel. The Woodspring Suites Hotel will be a total of 48,158 square feet with 122 guestrooms on four floors, with a gym area and guest laundry area. The hours of operation for the hotel will be twenty-four (24) hours which is customary for similar hotels.

The project architecture is intended to complement the existing buildings in this area as much as possible, but to also establish a presence using the corporate colors while respecting the City Design Guidelines. The landscape utilizes a lush desert plant palette to create an attractive and colorful experience for the users. Plantings were chosen to provide year-round color in flower and foliage, to soften building mass, to provide summer shade in the parking lot for autos and hotel users, and to buffer or screen undesirable views. Date Palms have been integrated in the landscape design and strategically located to enhance and articulate the entrance for the Hotel. Mature Palo Verde trees are placed in locations around the buildings and in the landscape to provide for immediate maturity in the landscape and to provide a human scale to the building for pedestrians that walk the hotel grounds.

7. Parking

The Mesa City Code requires 1 space per room or a total of 122 spaces. The Site Plan shows 131 spaces for the Woodspring Suites Hotel that wraps around the structure. There will be a total of 6 handicapped spaces with 2 of those being van accessible.

8. Signage

Because of the unique location of the Project, signage will be very important. There will be a monument sign located on Baseline Road west of the entrance drive as depicted on the landscape plan, that will incorporate both hotel name and brand logo. This sign will be in accordance with the City of Mesa Sign Code. Signage will be incorporated into the entrance off Mesa Drive at a location to be determined, but likely on the north side as a shared monument. The signage for this Hotel will be processed separately. The Hotel will also have wall-mounted signs on all four sides. These signs will be individual back-lit reverse pan channel letters.

9. Grading & Drainage

The Project site is generally flat and retains stormwater onsite. City of Mesa will require the Project retain the entirety of the 100-year, 2-hour storm event. Drywells are not permitted within the City of Mesa. Stormwater will be stored in either underground retention storage systems or above ground retention basins exceeding 12" of depth. City of Mesa requires stormwater retention bleed off into public infrastructure whenever reasonably possible. There is an existing City of Mesa storm drain running along the east side of Mesa Drive. It is likely the retention solution for this Project will be underground storage that uses a pump to discharge runoff to the existing storm drain in Mesa Drive.

10. Utilities

There is an existing 12" DIP stub from an existing 16" DIP water main along the north side of Baseline Road that can provide service for the Project. It is assumed that water service will extend through the project to Mesa Drive providing a looped system for domestic water service, landscape irrigation service, and fire service to additional fire hydrant. There is an existing 8" sewer PVC sewer main near the center of the Project. It is assumed that the new Hotel will flow directly into this 8" main. Refer to attached Utility Plan. All utility extensions and connections will be reviewed by the City of Mesa.

11. Architectural Elevations

To reduce the massing and building scale, three primary materials are used, stone, stucco, and glass. Three colors of stucco are used to further break down the scale and add interest to the building façade. We have upgraded the prototype from fiber cement siding to stucco to meet the durable and high-quality material requirements appropriate for the climate. The colors were custom selected to reflect the natural geological colors of Mesa.

Architectural interest to the skyline has been achieved by stepping the parapet at least 2 feet every 100 feet of elevation. The primary entrance façade has almost a 4 foot step to emphasize the building entry. The building façade has a hierarchy of projections, with the entrance façade projecting the furthest towards the pedestrian way. Wall articulation has been achieved by using either a change in plane, change in color and pattern, or the additions of windows.

The elevations have been modified to address staff concerns. The large expanse of stone on the north and south elevations has been broken down into multiple colors and textures. There are no mechanical units on the roof, so mechanical screens are not required. We can not deviate from the prototype mechanical systems. To address staff concerns, we have moved the PTAC units and louvers on the façade flush with the building stucco. To help enhance the building entry, the entrance canopy fascia has been painted a brighter color, and the wood beams and column finish has been changed from dark gray paint to a natural clear wood finish. Increasing the height of the canopy may block the views and natural light from the rooms directly above the entry.