



January 27, 2024

Re: **PROJECT NARRATIVE - GET AIR - Mesa, AZ – ZON24-01079**

WHO WE ARE

Get Air has been in business for 15yrs as an owner / operator of 80 trampoline parks, located in 32 States and Canada. We are not a franchise. Within Arizona we operate parks in Yuma, Tucson and Prescott.

Get Air is dedicated to safe, family-fun entertainment. Our customers love jumping on trampolines, playing basketball, dodgeball, jumping into foam pits, swings or playing in our play structures and playground equipment. We welcome all ages but cater to 2 – 12yr old children. We provide birthday parties and other group experiences. Typically, our parks are approximately 25,000 sq ft, with over \$1m spent on improvements within the leased space.

Get Air is excited about this project, as it is the first time we have been able to design and build something to our specific use. Get Air has been looking the last 4 yrs for a building in the Mesa area. To date, we have not been able to find the appropriate building for our use.

We have now purchased 3.5 acres of land, within the development located on the NE corner of Ellsworth and Elliot, East Gate Plaza for constructing our own building. As you may be aware, the developer has already started developing most of the 17-acre site in this commercial center.

One of Get Air's executives lives in Mesa and will be overseeing this project. He is personally excited about this project as his grandchildren who live in Eastmark will be very close to this park.

PROJECT DESCRIPTION

We are proposing to build an approximate 54,000 square foot building. We are planning to use a little over half of the building for the Get Air trampoline park. The other half will be available to lease. We have a letter of intent from a veterinary clinic to lease about 6,000 sf. We intend to lease the remaining portion to other retail tenants.

As a trampoline park, Get Air needs a building with high, approximately 24-foot, ceiling clearances and a wide open 25,000 to 30,000 sf floor area with few column interruptions. We are proposing a 30-foot-tall basic wall height with additional height for wall height modulations and screens for mechanical equipment. To accommodate the relatively tall walls we are proposing tilt-up concrete wall construction with a steel-framed roof deck. We intend to look compatible with the rest of the retail center by using similar colors, materials and forms as much as possible.

REQUESTED APPROVALS

- **MAJOR SITE PLAN MODIFICATION**
- **SPECIAL USE PERMIT FOR BUILDING HEIGHT GREATER THAN 30 FEET**
- **ALTERNATE COMPLIANCE FOR MATERIALS COVERING OVER 50% OF THE BUILDING WALLS**

MAJOR SITE PLAN MODIFICATION

Instead of the groups of smaller buildings originally proposed by the retail center's developer, we are proposing a single larger building to accommodate our needs. Our intent is to blend into the rest of the commercial center by using similar looking materials, forms, colors and plant material. Some of the elements that will help this project be compatible with the rest of the center include:

- **STOREFRONTS** – 12-foot-tall storefronts constructed of dark bronze frames and emphasizing horizontal lines similar to the center's planned storefronts.
- **SUNSHADE CANOPIES** – Dark bronze painted horizontal steel canopies to add sun protection to the storefronts and walks.
- **WHITE PAINTED CONCRETE WALLS** – We're proposing white painted concrete walls to mimic the white stucco of the retail center. Reveals will be cast into the concrete to reflect the reveal patterns in the center's stucco. Care will be taken to create nicely finished concrete walls by grinding and patching any imperfections before painting.

- **BOARD-FORMED CONCRETE ACCENT WALLS** – We propose gray rough-sawn cedar board-formed horizontal textured concrete accent walls as a similar feature to the gray concrete block accent panels of the commercial center. Form material will be selected to give a good contrast to the white painted concrete panels.
- **GLASS CORNERS WITH LARGE CANOPY OVERHANGS** – Glazed corner entrances are planned to mimic some of the corner detailing at the rest of the commercial center.
- **VERTICAL SLOT FENESTRATION** – We plan to have a few of these elements similar to others planned for the center.
- **GET AIR ENTRANCE & CANOPY** – We propose a tall dark bronze painted entry shade canopy and generous glass at the entry to Get Air's trampoline park. The canopy constructions will be similar to other canopies in both our project and the rest of the commercial center. This will provide a prominent entry to the building's major user even though most of the trampoline park is at the rear of the building, leaving the remaining building frontage for vibrant, active uses that will further enhance the commercial center.
- **LANDSCAPING** – The site will be landscaped with the same plant material palette as the rest of the center.

SPECIAL USE PERMIT for BUILDING HEIGHT OVER 30 FEET

Submitted building elevations show an intended height of the top of mechanical screens and free-standing Get Air entry canopy to be 36 feet above the floor level of the building. We propose that the Special Use Permit approves heights up to 38 feet in order to accommodate pavement slopes to curbs and slightly taller mechanical equipment that potentially could be required by unknown tenants or conditions.

The site is located in an Airport Overflight Area AOA 3

We believe that application for additional building height is justified for the following reasons:

A. ADDITIONAL BUILDING HEIGHT WILL BE COMPATIBLE WITH THE MESA 2050 GENERAL PLAN AS FOLLOWS:

THE PEOPLE

Get Air's goal is to provide a safe, family-fun entertainment which is right in line with a Mesa's Great Neighborhoods guiding principle for vibrant, diverse and safe places where our people thrive. In order to provide our best, high-quality environment we need tall spaces. We are a trampoline park. "Get Air" is not just a name, it is the great experience we want to give the community. We need an approximately 24-foot tall clear space in large open areas to accommodate the best play equipment for these activities. Accounting for roof structure and mechanical equipment we will need a total building height of 36 to 38 feet to give Mesa residents our best experience.

THE LAND

We believe that Get Air will be an integral part of a complete community that provides connectivity to everyday essentials as well as amenities, parks (recreation) shops, etc. near their homes. Allowing Get Air a little additional building height in order to provide the best quality entertainment that Get Air can give makes connecting them into the community more meaningful. We all want this to be an exciting vibrant part of the community. While developing the Mesa 2050 General plan residents said they wanted to patronize quality businesses close to home. Please allow Get Air to use this land to give their best to Mesa.

THE ECONOMY

The proposed project will advance the goals and objectives of and is consistent with the Limited Commercial LC Zone of the General Plan. The additional height will help this project be a viable and active part of this previously approved commercial center.

B. CONSISTENT WITH THE PURPOSES OF THE DISTRICT – URBAN CENTER -EVOLVE

Urban Center placetype typical land uses include the following activities which are supported by Get Air's presence in this urban center - personal services, entertainment and recreation, and convenience services. Approving the additional height requested will allow Get Air to design the recreation opportunities within the space to be the most vibrant, exciting activities possible. We want this to be an outstanding addition to the urban community for Mesa's residents to enjoy.

C. ADDITIONAL HEIGHT WILL NOT BE DETRIMENTAL TO THE AREA - The proposed project in both size and height will not be injurious or detrimental to the adjacent and surrounding properties in the area, neighborhood or to the general welfare of the city.

- The immediate neighboring 4-story hotel in the same retail center will be even taller at over 50 feet.

- The buildings immediately to the east in the Local Employment Center Placetype are at least as tall as we are proposing. Each building is also roughly twice the footprint size as the approx. 54,000 sf footprint Get Air is proposing.

Our proposed 36'-38' height may serve as a nice transition from the one-story, 21' to 28' tall buildings in the west portion of the retail center to the hotel and the larger neighboring buildings in the Local Employment Center Placetype to the east.

- D. ADEQUATE PUBLIC SERVICES - Adequate public services, facilities, and infrastructure are already planned for and in place to service this proposed project.

ALTERNATIVE COMPLIANCE REQUEST

We are requesting an alternate compliance method to meet the design standards under 11-6-3-5d, that no more than 50% of the total facade may be covered with one single material.

Tilt-up concrete construction was selected as the construction/wall type best suited for this project because of the concrete walls' ability to span the clear height of the space needed for Get Air's trampoline park activities. These concrete walls can also be detailed with reveals and meticulously finished smooth to blend in with the stucco finishes in the rest of the commercial center. We have also planned a generous amount of glazing to match the center. It is impractical to find a material equally strong and capable of providing the structural integrity needed for the walls exceeding 50% of the building facade. Fortunately, concrete is a very versatile material and can be cast to take on very different qualities. We're proposing to cast accent panels on horizontal, rough cedar board forms. We believe this process will give these walls a very different color and wood-like texture than the remaining smooth, white-painted concrete walls. The horizontal board-formed texture will also have a similar quality to the CMU with dark, raked joints in the center.

We believe that gray, rough cedar board-formed concrete accent walls will appear as a very different material that will break up the mass of the building. We are proposing enough of these accent walls to reduce the amount of smooth, white-painted, stucco-like detailed concrete walls to under 50% of the facade. They will comprise approximately 20% to 35% of the building facade.

We propose that this alternative complies with the requirements for Alternate Compliance 11-5-3-9b iv that it meets or exceeds the design objectives as described in the City's General Plan. We are proposing to use it in a manner that will help break up the mass of the building. It will also fit into the context of the area. The tilt-up construction directly east also uses an accent textured concrete to break up the mass of those buildings.

We believe that the accompanying renderings show a proposed project that is very compatible with the planned retail center and is consistent with the Mesa 2050 General Plan. We look forward to your comments, input and approval.



Bill Gould, Gould+ Architects, LLC