



**TECH CENTER @ ELLSWORTH
PROJECT NARRATIVE**

October 12th, 2021

CITY OF MESA

Development Services/Planning Division

Attn: Ms Cassidy Welch

55 N Center St

Mesa, AZ 85201

RE: SITE PLAN DESIGN REVIEW SUBMITTAL

Proposed Master Retail-Restaurant Shops/Self-Storage Development

SEC Ellsworth & Pecos

Mesa, AZ

Dear Cassidy:

We are very pleased to be making our Site Plan/Design Review Resubmittal for the proposed LI Zoned +-9.75 Acre Tech Center @ Ellsworth comprising of Retail/Restaurant/Self-Storage Development to be located at the South-East Corner of Ellsworth & Pecos. Our current application is for proposed Development with 18ksf Shop Building A&B, 22,900sf Pads and 111,855sf Self-Storage Development to be reviewed under the previous MZO.

The proposed Master Industrial Development is being submitted under a separate Case Filing #. Our proposed Retail/Restaurant Pads along Ellsworth will provide buffer for Self-Storage and Higher Intensity Future Industrial Campus to the East and South currently being processed under a separate ZON Case.

Our Intent and Goal remains to provide a Contemporary Design theme that are reflective of both South Mesa and North Queen Creek Regions with Cobblestone anchoring the corner providing a Quality design-base for subsequent Phases that will be sustainable and provide City of Mesa a quality design precedent for future surrounding development.

Employment District:

The General Plan outlines Employment District with Employment-Centric uses to include Industrial Warehousing/Self-Storage with supporting Retail/Restaurant Uses all in a high quality master plan setting. Our Proposed Master Planned Development providing Local Community with much needed Retail/Restaurant/Self-Storage Services and Goods as well as provide quality anchor and buffer to Future Higher Intensity Industrial Uses to the East and South.

Strategic Development Plan:

Focus: Area south of the Airport/Campus District/Williams Gateway Freeway with Heavy Light Industrial, Business and Commercial/Retail/Restaurant/Self-Storage Uses predominately within this district providing high quality employment environment.

Form: High Quality Development & Architecture with focus on larger building masses and sites.



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Pedestrian-oriented design for retail, restaurant and self-storage areas with special care to building form and screening along arterials.

Proposed Phasing shall encompass General Plan goals providing high quality Site and Sustainable Building Contemporary Design implemented into much needed Retail/Restaurant/Self-Storage Uses that will support higher intensity Industrial Uses such as business park/manufacturing with special care to retail/restaurant uses along Ellsworth providing much needed Off-site improvements on Ellsworth & Pecos Rd extension to include Water and Sewer Main Line Extensions.

Our proposed 9.75 Acre Development will be comprised of Retail/Restaurant /Self-Storage Uses centralized on Arterial Corridors with approved Curb Cut access points as well as proposed on-site access circulation to Retail/Restaurant Development. Willis Rd will provide direct access directly to higher intensity uses such as industrial/manufacturing, while providing interior vehicular access and safe pedestrian connectivity throughout site. We feel our proposed Retail/Restaurant/Self-Storage accomplishes several of the Core Goals, providing Services and Goods to local Community in a Sustainable and Quality Site and Building Design as well as providing anchor and buffer to future higher intensity Industrial Uses contributing to an overall balanced master-planned development.

Alternative Compliance:

The Tech Center @ Ellsworth Commercial site plan proposes to have critical parking for proposed Uses. Some of provided parking is adjacent to Ellsworth Rd which we have reduced and widened landscape islands where feasible. We have also eliminate any parking adjacent to our proposed Buildings and pushed said buildings as far West as feasibly possible. Said Parking is furthermore screened with landscape and masonry screen wall. Thus proposing minimal as possible Parking Spaces adjacent to Ellsworth, which removing and trying to relocate said Parking to the Rear would not be feasible as we do not have the Parcel Depth to provide adequate parking space depths as well as minimum circulation drive aisles. Reiterating we reduced overall parking along Ellsworth by 10 spaces and widened landscape islands where feasible.

We have updated our Exterior Design to provide additional compatibility yet maintain it's own uniqueness. We have implemented a masonry wainscot where it makes design sense further delineating a solid foundation to the Pad buildings.

In some instances we have some Pad Buildings that slightly surpass the 50% material threshold. However in doing so, it does not in any way take away from overall quality design of each respective building. We just do not feel adding masonry/metal wainscot to meet said threshold is in the best interest of overall design.

Thus we feel we have provided Aesthetically pleasing Buildings that again complement yet maintain their uniqueness.



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Again we sincerely appreciate the opportunity to be updating formal Site Plan/Design Review Submittal and we look forward to your feedback and our forthcoming review. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias
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