

February 14, 2022

City of Mesa
Planning & Development Services
55 N. Center St.
Mesa, AZ 85201

Re: **Case #: ZON21-01285 (previously ADM21-01071)**
Project Title: HGI & HWS Dual Brand Hotel at Gallery Park
Project Address: 5057 S. Power Road, Mesa, AZ 85212
Application Type: Planning and Zoning / Design Review
Review Type: 1st Review Consolidated Comments
Reviewers: Kellie Rorex, kellie.rorex@mesaaz.gov

Dear Kellie:

Below please find a revised narrative for the HGI & HWS Dual Brand Hotel at Gallery Park:

Project Narrative:

Attached you will find our Administrative Design Review and Major Site Plan modification submittal for a proposed four-story, dual-brand Hilton Garden Inn and Homewood Suites hotel with outdoor amenities and associated site improvements located in the east central portion of the Gallery Park commercial development at the Northeast corner of South Power Road and East Ray Road in Mesa, Arizona.

The original approved Gallery Park site plan contemplated a single-brand hotel for the Building 21 location with a ground floor footprint of 17,100 sf. As a result of continued growth, and anticipated future demand in the southeast valley, this current proposal is for a dual-brand Hilton hotel. The Hilton Garden Inn brand will serve the demand from business travelers, and the Homewood Suites brand will serve the demand for extended stay business and leisure guests. In addition, the current proposal includes an expanded ground floor amenity offering to serve requirements from both brands, and additional meeting and event spaces not originally contemplated at the time the original Gallery Park site plan was approved. This current hotel ground floor building footprint is 33,172 sf, and the site plan for the hotel has been reconfigured to accommodate the expanded hotel use. As a result of a building footprint increase of more than 5,000 sf, and the increased open space changes, this proposal includes a request for a major site plan modification.

Access to the overall Gallery Park development is existing at four entry drives along South Power Road and one entry drive at East Ray Road. The proposed buildings may also be accessed via several private roads within the development consistent with the original approved site plan, and vehicle and bicycle parking requirements for the proposed uses are accommodated on site as illustrated on the site plan.

As previously noted, the proposed building is a four-story dual-brand Hilton Garden Inn / Homewood Suites Hotel. The hotel's 33,172 sf ground floor includes 2,200 sf of meeting space with two meeting rooms sharing an operable common wall allowing for a single, larger meeting space. Two additional smaller executive style board rooms are also incorporated to accommodate smaller breakout meetings. In addition to standard hotel program elements of reception, laundry, and business center, the hotel also features a separately branded 5,000 sf restaurant with its own entry fronting one of Gallery Park's main north/south drives. In addition to serving hotel guests, the restaurant will encourage locals to visit by featuring its own custom menu unique to this location and an adjacent 1,200 sf covered patio activating Gallery Park's streetscape.

While similar Hilton Garden Inn and Homewood Suites have very modest outdoor spaces, this hotel will feature expanded outdoor amenities. A resort style pool with chaise lounges and outdoor cabanas is flanked by two rows of date palms. The poolside area also features a gathering area with shade ramada, outdoor grills, double-sided fireplace and pavilion building with beverage serving areas for small group or club team gatherings. The pavilion's roof extends south to shade an outdoor elevated stage overlooking an event lawn to accommodate small corporate gatherings or outdoor weddings. A 2,000sf second floor outdoor Sky Deck provides space for additional outdoor corporate gathering, or an intimate outdoor space for guests from the adjacent patio suites to step outside and enjoy a morning sunrise. Altogether these well-appointed, landscaped outdoor spaces provide more than half the hotel's guest suites with views of this resort style environment.

The proposed design conforms with Gallery Park's Design Guidelines. The hotel's proposed Warm Modern building style is in keeping with Gallery Park's elevated design aesthetic. A combination of decorative masonry, natural stone and wood compose the hotel's elevations which exceed the 25% Special Material requirement. A large, overhead, entry canopy extends over the Porte Cochere, and the hotel's front door. The massing at the entry is projected west, marked by a rooftop steel canopy, and storefront glazing is used in this portion of the massing altogether creating the entry statement for the hotel. Special plantings are incorporated in the form of vines growing on walls at the resort style pool along with Date Palms which are also used at the hotel's entry. A 4-story sculpted wall with a stepped-level fountain at grade will become the hotel's art moment. Large overhangs are further incorporated at the hotel's uniquely and separately branded outdoor patio. Wood soffits are incorporated at select portions of the hotel including the restaurant elevations. As previously noted, an Upper Balcony has been incorporated at the second floor of the hotel overlooking the pool.

The illustration below demonstrates the hotel's material palette and its consistency with the approved color/material palette in Gallery Park's Design Guidelines.

GALLERY PARK MATERIALS

BASE COLORS

Igloo
DEW379

Coal December
DEW383

White
DEW380

Less Veil
DEW372

LIGHT BEIGE
DEL6271

Lighthouse
DEW385

Vapor
DEW358

WHITE PICKET FENCE
DEL648

Snowflake
DEW384

Silver Setting
DEW357

Trade Winds
DEL7047

Crystal Ball
DEW392

ACCENT COLORS

Silver Bullet
DEW381

Walrus
DEW368

Legendary Gray
DEW369

Black Tie
DEW357

51 C
DARK SLATE

61 C
SLATE

60 C
DARK BURNHA

80 C
BURNHA

20 C
PALE GOLDEN

22 C
DARK SLATE

59 C
MUSTARD GREEN

29 C
CAVE COOL

62 C
DARK TAUPE

92 C
DARK TEAL

PROPOSED HILTON DUAL BRAND MATERIALS CONSISTENT WITH GALLERY PARK DESIGN GUIDELINES

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At the planning departments request, additional Special Materials were incorporated into the north elevation of the hotel. While the requirement for Special Materials is 25% for the entire building, and there is no requirement that each of the building elevations must on their own comply with the minimum, the north elevation currently has 21% Special Materials. The proposed design has prioritized the use of Special Materials along the ground floor pedestrian experience, and at the hotel's primary front entry west elevation which has 44% Special Materials.

VIVO Development Partners is excited to see its vision for Gallery Park continue to come together with the addition of its proposed Dual Brand Hilton Garden Inn and Homewood Suites. Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jose D. Pombo", with a stylized flourish at the end.

Jose Daniel Pombo
Partner, Development