

Via: web site portal "dimes"

March 28, 2022

City of Mesa Planning Division

Re: Project Narrative

**Prj: New Warehouses at Phoenix-Mesa Gateway Airport
Corner of E. Velocity Way and S. Downwind Cir. - Lot 108 & 109
Mesa, AZ 85212**

Introduction:

Skybridge of Arizona is proposing two, one (1) story industrial warehouse shell buildings with 44'-0" height, interior space totaling 250,150 sq. ft. each located on lot 108 and lot 109 at the northeast corner of East Velocity Way and South Downwind Circle at Phoenix-Mesa Gateway Airport in Mesa, Arizona.

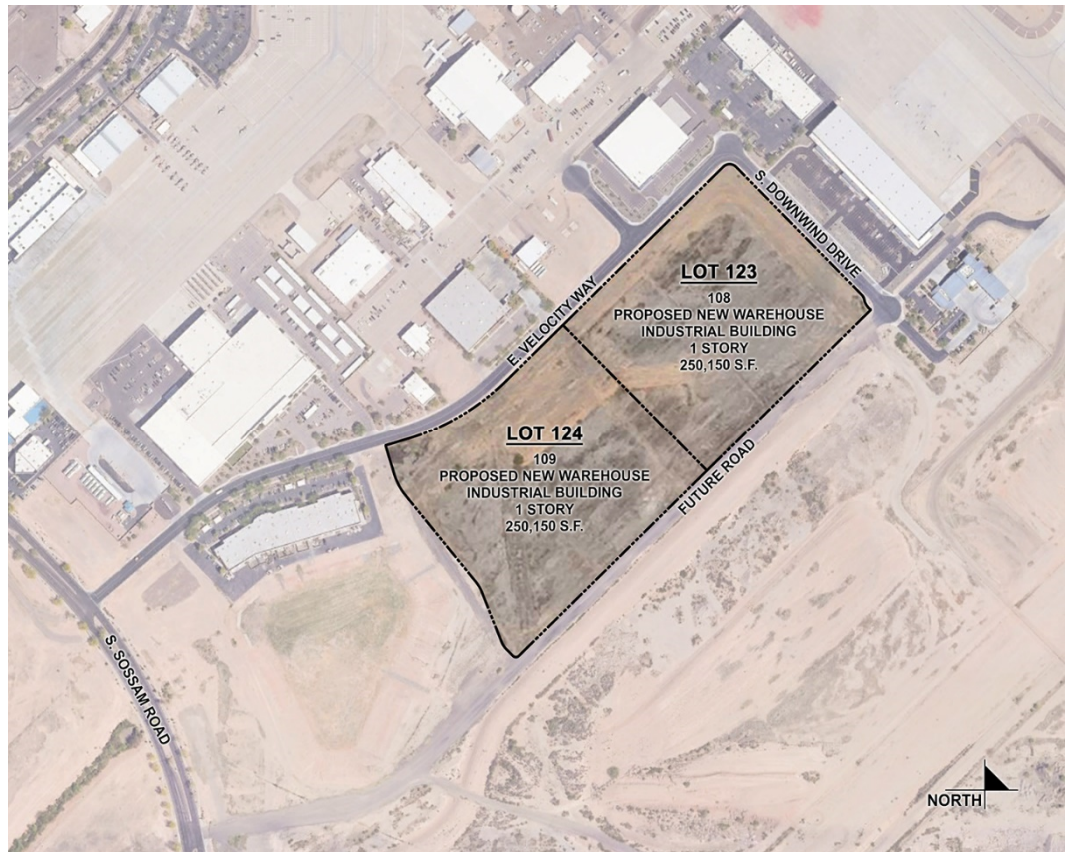
Context:

To the north across E. Velocity Way, to the east across Downwind Circle, to the south at Peak Air Circle, and to the west is The Phoenix-Mesa Gateway Authority Airport property zoned L1.



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Architecture:

The proposed shell building shall have group use warehouse and be divided (in the future) into three (3) tenant spaces. The project building shall be concrete tilt-up wall construction with three (3) main storefront entrances along with hybrid steel/wood roof structure and will have an unconditioned space. The exterior façade will include, multi-height, undulating tilt-up concrete panels which will be patterned and painted with similar colors as the 106 building across the street. Full height glass slots separating sections of the façade to enhance the undulation and rhythms of the panels. In addition, blue metal paneled fin walls with horizontal canopies will be used to clarify all entries into the building while also breaking down the length of the overall façade with deep shadows.

Site Plan:

The site will include such amenities as: clear and easy to navigate access roads, adequate parking, beautiful landscaping, several common open amenity spaces and retention areas. The common open space will be located conveniently at the major entrances on the north side of both buildings plus one at the southeast area of building 108 and one at the southwest area of building 109, adjacent to the loading docks for the employees. The amenity spaces will include shade structures complimentary to the architecture of the exterior of the building, benches, tables, open space, landscaping and plant material. Streetlight plans and streetlight photometrics will be provided with the construction drawings and will meet the required standards.

Phasing:

The site and both warehouses will be designed concurrently, warehouse 109 will be submitted into the city of Mesa for permit first, once approved warehouse 108 will be submitted for permit.

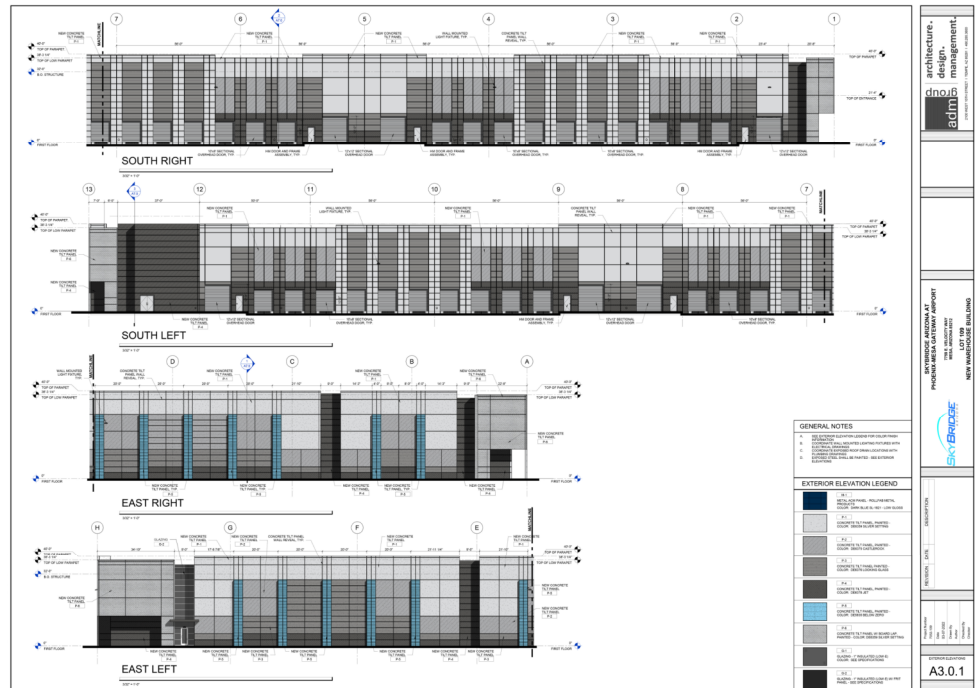
Alternative Compliance Request

Building Elevations:

Our team has worked hard to provide an acceptable design solution that meets the intent of the Ordinance while providing an appropriate design for the ultimate project use.

The *East Left/Right Elevation* has these materials which consist of 1. concrete tilt (smooth finish, panel reveals, painted multiple colors (5) – to express variety and movement), 2. board formed concrete tilt to express a texture change, 3. glazing with anodized aluminum frame, and 4. metal canopy.

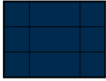




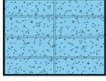



The *South Left/Right Elevation* has these materials which consist of 1. Concrete tilt (smooth finish, panel reveals, painted multiple colors (5) – to express variety and movement), 2. Board formed concrete tilt to express a texture change, 3. Overhead metal doors – two heights, 4. Metal door and frames.



Elevation Exhibit – South and East Left/Right

In addition to the material and colors used to create a variety of interests across the elevations. There is angulation in the parapet's heights and setback of some of the panels which will give an additional appearance of material changes.

Our team feels that we meet the intent of the Ordinance while providing an appropriate design for the ultimate project use. Listed below are the percentages of material/ paint colors per elevation to show that we comply. These all reference the Exterior Material legend – seen below.

EXTERIOR ELEVATION LEGEND	
	<p>M-1</p> <p>METAL ACM PANEL - ROLLFAB METAL PRODUCTS</p> <p>COLOR: DARK BLUE SL-1821 - LOW GLOSS</p>
	<p>P-1</p> <p>CONCRETE TILT PANEL, PAINTED -</p> <p>COLOR: DE6359 SILVER SETTING</p>
	<p>P-2</p> <p>CONCRETE TILT PANEL, PAINTED -</p> <p>COLOR: DE6375 CASTLEROCK</p>
	<p>P-3</p> <p>CONCRETE TILT PANEL PAINTED -</p> <p>COLOR: DE6376 LOOKING GLASS</p>
	<p>P-4</p> <p>CONCRETE TILT PANEL, PAINTED -</p> <p>COLOR: DE6378 JET</p>
	<p>P-5</p> <p>CONCRETE TILT PANEL, PAINTED -</p> <p>COLOR: DE5835 BELOW ZERO</p>
	<p>P-6</p> <p>CONCRETE TILT PANEL W/ BOARD LAP, PAINTED - COLOR: DE6359 SILVER SETTING</p>
	<p>G-1</p> <p>GLAZING - 1" INSULATED (LOW-E)</p> <p>COLOR: SEE SPECIFICATIONS</p>
	<p>G-2</p> <p>GLAZING - 1" INSULATED (LOW-E) W/ FRIT PANEL - SEE SPECIFICATIONS</p>

North Elevation:

M-1	12%
P-1	21%
P-2	24%
P-3	10%
P-4	11%
P-5	7%
P-6	4%
G-1	10%
G-2	1%

West Elevation:

M-1	2%
P-1	33%
P-2	15%
P-3	15%
P-4	17%
P-5	10%
P-6	7%
G-1	1%

South Elevation:

P-1	44%
P-2	12%
P-3	24%
P-4	19%
P-6	1%

East Elevation:

P-1	31%
P-2	14%
P-3	16%
P-4	17%
P-5	9%
P-6	10%
G-1	2%
G-2	1%

Solid waste detail M-62.02.2 note #19: Six sets of solid waste and recyclable trash enclosures have been placed evenly across the south side of the commercial property for easy tenant access. Two sets on the west, two sets on the east, and two sets in the middle between the loading docks and the two buildings. There is no exterior employee access out of the west side of warehouse 108 or the east side of warehouse 109, as a result, the middle trash enclosures have been placed at the south end of both buildings closest to the exterior access of each building.

Alternative Landscape Plan Request

The following six design principles which are listed in Section 11-33-7 of the MZO are being applied as a part of the proposed landscape plan for this project.

- *Plant Variety* – The landscape design for this new development includes a variety of plant material that provides a wide range of textural, form, and color differences. Plant material includes shrubs (ex: Torch Glow Bougainvillea, Dodonaea, and Muhlenbergia), cacti accents (ex: Agave, Hesperaloe, Opuntia and Yucca), and ground cover (ex: Lantana, Acacia, and Rosemary).
- *Naturalistic Design* – The landscape design makes use of naturalistic design principles such as variations in topography, and random meandering plantings within the site.
- *Water Efficiency* – The plantings will be watered with the use of a programmable smart controller, water efficient drip irrigation system.
- *Site-Specific Attributes* – The landscape design includes plant selections that are consistent with the character for the area and the approved plant palette for the Gateway Airport Landscape Master Plan.

- *Tree Substitution* – The landscape design for this project includes a quantity of trees and sizes which exceed the required minimums. For example, the project utilizes more 24" box trees than required when smaller 15 gallon size trees could be used.
- *Plant Viability and Longevity* - The landscape plan is laid out with consideration of the anticipated mature sizes for selected plants to be placed on site to promote the space needed for healthy, positive long-term growth for the plantings.

The Mesa Fire Department section 503.8.3 requires a minimum of 30-feet between the fire lane and the face-of-building. Within this 30-feet, parking spaces 18 feet in depth are planned (as required by the Mesa Zoning Ordinance), resulting in 10-feet between the back-of-parking space and the face of the building for foundation base. As a result of the conflicting codes, it is physically impossible to provide a 15-foot foundation base. The 28 feet total dimension was approved by COM per our virtual planning meeting held on February 22nd. The entry plazas on the north side of the both buildings exceed the 15 feet minimum requirement.

Architecture, civil, landscape, structural, mechanical, electrical, and plumbing are included in this project.

Sincerely,

ADM Group, Inc.