



CAPROCK
P A R T N E R S

CAPROCK MESA LEGACY INDUSTRIAL PLANNED AREA DEVELOPMENT

Northwest corner of the Merrill Road Extension and Pecos Road

Case No. ZON22-00XXX

Submitted: January 27, 2022

Resubmitted: March 7, 2022

CAPROCK MESA LEGACY INDUSTRIAL PLANNED AREA DEVELOPMENT

Development Team

Developer: Caprock Partners
1300 Dove Street, Suite 200
Newport Beach, CA 92660
Contact: Bob O'Neill, Senior Vice President
t. (949) 285-8767
e. Boneill@Caprock-partners.com

Property Owner: Pacific Proving, LLC
2201 East Camelback Road, Suite 650
Phoenix, AZ 85016
Contact: Andrew M. Cohn
t. (602) 248-8181
e. andrew@levineinvestments.com

Architect: Calvin J. Coatsworth Architects, PC
1574 Gulf Road, PMB 212
Point Roberts, WA 98281
Contact: Calvin J. Coatsworth
t. (949) 833-1930
e. calc@ccarchitects.com

Civil Engineer: EPS Group, Inc.
451 North Dean Avenue
Chandler, AZ 85226
Contact: Daniel "Ox" Auxier
t. (480) 352-3431
e. dan.auxier@epsgroupinc.com

Applicant / Legal Representative: Gammage & Burnham, PLC
Susan E. Demmitt, Esq.
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004
Contact: Dennis M. Newcombe
Senior Land Use Planner
t. (602) 256-4446
e. dnewcombe@gblaw.com

CAPROCK MESA LEGACY INDUSTRIAL REZONE

Table of Contents

I.	Project Overview	1
II.	Relationship to Surrounding Properties	3
III.	Planned Area Development	4
IV.	Quality Development Design Guidelines Compliance	9
V.	Alternative Compliance	13
VI.	Phasing	14
VII.	Summary	114

Exhibits

Aerial Map	Tab A
Zoning Map	Tab B
Preliminary Site Plan	Tab C
Preliminary Landscape Plan	Tab D
Conceptual Building Elevations	Tab E

I. PROJECT OVERVIEW

CapRock Partners, LLC is proposing to develop \pm 37.66 gross acres (\pm 37.52 net acres), a portion of Maricopa County APN 313-25-859N (the "Property"), located at the northwest corner of the "Merrill Road" extension and Pecos Road. (See Aerial Map Attached: **Exhibit 'A'**). CapRock is planning to develop the Property into an institutional-quality Class A industrial project, consisting of two (2) concrete tilt-up buildings totaling approximately 624,000 square feet of building area (the "CapRock Mesa Legacy Industrial Project"). The proposed industrial buildings will be capable of supporting a variety of light industrial and employment-type uses, such as manufacturing and processing, wholesaling, research, warehousing, e-commerce, data centers, and distribution activities.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is currently zoned Maricopa County Rural-43 (See Zoning Map Attached: **Exhibit 'B'**). The Property is proposed to be annexed into the City of Mesa and rezoned to the City's Light Industrial zoning classification, with a Planned Area Development overlay. A companion annexation application was previously filed with the City (Case Number: ANX22-00020). The Property is designated as Mixed-Use Activity within the City's 2040 General Plan and is located within the City's Pecos Advanced Manufacturing Zone (PAMZ), which envisions the area developing with high-skilled technical manufacturing and ancillary uses. The Property is also within the Gateway Area Business District and the Mesa Gateway Strategic Development Plan – the "Logistics and Commerce District." Finally, the Property is located within Airfield Overflight Area-2 ("AOA-2"), due to its general proximity to the Phoenix-Mesa Gateway Airport. The Airfield Overflight Area is an overlay zone to provide compatibility and airspace protection for the airport. AOA-2 corresponds to those areas exposed to long-term future noise (DNL 60 to DNL 65) and identifies incompatible uses such as: residential, hospitals, schools, etc. The proposed use fits within the AOA-2.

This application requests to rezone the Property to Light Industrial ("LI") with a Planned Area Development ("PAD") overlay, and a Site Plan Review ("SPR"). The LI provides a desired level of uses and development standards for the project, while the PAD overlay will provide for appropriate modifications for the specific proposal and intended end users. The proposed LI PAD zoning is consistent with the City's General Plan and the zoning of nearby properties. CapRock's proposed industrial project is well-suited for the immediate area and compatible with planned and existing development. The Property is ideally located just south and east of Mesa Gateway Airport – the 2nd major airport serving the Greater Phoenix metro region – and within easy access to the nearby State Route 24 freeway extension and Loop 202 freeway, which are important regional transportation corridors. The proposed uses within the CapRock Mesa Legacy Industrial Project are consistent with the desired land uses for the area as identified in the City's planning and policy documents, which include manufacturing facilities, large warehouses, distribution facilities, planned employment parks and other similar uses. Uses should be compatible with the increasing over-flight activity of the adjacent airport. The proposed development will be in complete conformance with these goals by providing for appropriate, airport-adjacent uses including large distribution, warehouse, and manufacturing facilities or similar uses.

Site Layout

The CapRock Mesa Legacy Industrial Project includes the development of roughly 624,000 square feet of new manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activity space. The proposed site plan includes two (2) flexible industrial buildings, which are oriented to provide multiple access points centered around a central detention and loading area to provide screening of back-of-house activities such as truck maneuvering, utility equipment and refuse containers. (See Preliminary Site Plan Attached: **Exhibit 'C'**).

Building Design

The buildings are designed to have varying interior clear heights from 36 to 45 feet between bays, which necessitates a top of parapet height around from 55 to 60 feet to provide appropriate rooftop mechanical screening. Exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes, and emphasis on the corners of the buildings for the suite and office entry points. Corner suite entry points have large, recessed storefronts with canopies that overhang the envelope of the building. These entry points are ideal for placement of signage. The short side building panels (east and west frontages and non-dock areas) will have articulated panels to help break up the building mass. In order to foster a pedestrian scale environment and sense of place, Buildings A and B (where the non-dock sides of the buildings front on the "Merrill Road" extension) will have facades with enhanced parapet features, a second set of glass storefronts at the rear of the building, extra glazing, and awnings. On the long sides of the building, the panels are broken up with articulation near the entry points.

To "break up" the typical long, single-parapet height with a length of several hundred feet often seen in industrial buildings of this size, the dock sides of the buildings have varying parapet heights (i.e., typ. 3 feet) with changes every 52 to 56 feet, depending on the building size and bay widths, to provide more architectural movement on the rear elevation. At the loading dock doors, the exterior panels are enhanced through the use of paint colors, reveals and segmented parapet design. The building colors have been selected to create a contemporary, modern design that will last through the years. All fire department fire risers and roof access ladders are located inside the buildings, with roof downspouts also being internalized.

Landscape and Amenity Concept

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Landscape buffers are provided along the street frontages and complemented with parking lot screen walls. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening parking and other undesirable views. With three (3) key entry points on Pecos Road, landscape islands have been increased by 18' or more on each side of the drive to add mature, lush landscaping to enhance these entry ways. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided. (See Preliminary Landscape Plan Attached: **Exhibit 'D'**).

Internal landscape and hardscape design has been enhanced to help create a better environment for the employee with common areas for relaxing and gathering, adequate landscape island in the parking areas and foundation base around buildings.

The preliminary landscape plan illustrates the potential to divide the common open space amenity into many featured areas throughout the site that can be improved for the benefit of the employees and guests. The project will feature four (4) distinct common amenity areas totaling 8,115 square feet (approx. 1.3% of the gross building area). The common areas will be located on the northeast and northwest corners of Building A and the southeast and southwest corners of Building B (e.g., situated away from truck loading areas) and range in size from 1,366 square feet to 3,726 square feet. The common/amenity areas will be designed and arranged as usable, functional spaces and be furnished with shaded and open eating, seating, and gathering amenities such as tables, benches, chairs, waste receptacles, and planters. Plant material will be selected for color, texture, scale, and seasonal flowering and placed in a thematic pattern to reinforce the landscape theme throughout the project. Final details of the project's landscape design will ultimately be discussed and resolved with the concurrent Design Review Board application.

Infrastructure / Utilities & Drainage

Water will be provided to the Property by the City of Mesa and is available from existing infrastructure within Pecos Road. CapRock has coordinated an easement with Pacific Proving, LLC in order to construct a north-south water line within the proposed "Merrill Road" extension. This connection will complete the loop system to adequately provide life-safety fire suppression for the proposed development. Sewer will be provided to the site by the City of Mesa and is available within Pecos Road. Sewer connections will be extended to tie-in to the City of Mesa's system.

As previously stated, primary access to the Property will be provided by Pecos Road with limited car traffic access for the industrial users in Building A via the "Merrill Road" extension. It is anticipated that Pecos Road will be improved per City standards and the future "Merrill Road" extension half-street improvements will occur per the City's standards. These improvements will include the installation of curb, gutter, paving and sidewalks, as well as streetlights and frontage landscaping as required by the City.

The grading and drainage for the Property will be designed to retain the 100-year, two-hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or downspouts and overland flows across the parking lots and dock areas into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas. Any off-site drainage impacts to the Property will be routed through the site in order to maintain its historical drainage pattern. Coordination is ongoing with the City and adjacent property owners regarding the design and development of a regional drainage channel along the Property's Pecos Road frontage.

II. RELATIONSHIP TO ADJACENT PROPERTIES

The Property is nearly perfectly square in shape and is surrounded by vacant land currently zoned Maricopa County RU-43 and IND-2. The Pecos Road frontage for the proposed industrial development will be buffered with a limited employee access drive and parking, transitioning the western edge of development and the aforementioned regional drainage channel and street frontage landscaping. Moreover, directly abutting the Property to the east is a recently approved, similar size/style industrial project (i.e., Project Cork). The CapRock Mesa Legacy Industrial Project is a natural extension of this adjacent

industrial development and will fit nicely with and provide additional business opportunities along this corridor.

It is worth noting, the Pecos Industrial Rail Access and Train Extension (“PIRATE”) Project is anticipated to be less than a 1/4-mile south of the Property. PIRATE is a public/private opportunity to invest in high-skilled American manufacturing jobs while reducing greenhouse gas emissions and local air pollution by taking over 29,000 truckloads off U.S. highways and local roadways each year. The CapRock Mesa Legacy Industrial Project will be able to capitalize off of this opportunity and its proximity to PIRATE. Simply put, the location of the Property is optimal and will help drive economic growth, expand high-skilled manufacturing job creation, and reduce congestion/pollution associated with long-haul trucking.

With that being said, the CapRock Mesa Legacy Industrial Project, and proposed Light Industrial PAD zoning, is consistent with the City’s General Plan designation of Mixed-Use Activity Center and compatible with existing and anticipated uses in the area.

III. PLANNED AREA DEVELOPMENT (PAD)

The purpose of this request is to provide for reasonable and appropriate development of the Property with a variety of sought-after, high-quality employment uses including, for example, manufacturing and processing, wholesaling, research, warehousing, e-commerce, data center, and distribution activities. The CapRock Mesa Legacy Industrial PAD is specifically tailored to provide assurances of a high-quality project, while also providing a market ready (i.e., shovel ready) development with the needed flexibility required to accommodate potential modern industrial and employment end users.

A. Permitted Uses:

All uses allowed under the current City of Mesa Light Industrial (LI) zoning district are permitted within this proposed PAD.

B. Development Standards & Table:

The development standards of the Light Industrial (LI) district shall apply unless otherwise modified by this PAD and specifically this section. Below is a table of common development standards for development in the LI district along with the standards provided for in this PAD. Deviations from the LI district are noted with double asterisk (**). Further detail and justification for the deviations are provided in Section C below.

Employment District – LI Development Standards (Table 11-7-3)		
** Denotes deviation requested from LI zoning district standard		
Standards	LI Zoning Ordinance Standards	Proposed PAD Overlay Standards
Lot and Density Standards		
Minimum Site Area (acre)	1.0	1.0
Minimum Lot Width (ft)	100	100
Minimum Lot Depth (ft)	100	100

Building Form and Location		
Maximum Height (ft)	40	60 **
Minimum Setback along Property Lines or Building and Parking Areas		
Front and Street Facing Side	Arterial Street: 15 ft Major or Midsection Collector: 20 ft Industrial/Commercial Collector: 20 ft Local Street: 20 ft Freeways: 30 ft for buildings, 15 ft for parking structures	Industrial/Commercial Collector: 20 ft Pecos Road = 20 ft Merrill Road = 15 ft **
Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	1 ft. of setback for each foot of building height with minimum 20 ft. setback.
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	1 ft. of setback for each foot of building height with minimum 20 ft. setback.
Interior Side and Rear: Adjacent to LI, GI, or HI Districts	0 (none) for a building setback	0 (none) for a building setback
Minimum Separation between Buildings on Same Lot (ft.)	0 (none)	0 (none)
General Site Development Standards (Chapter 11-30)		
Outdoor Storage:	Table 11-30-7: Permitted anywhere on a lot, subject to the standards of this Section.	Table 11-30-7: Permitted anywhere on a lot, subject to the standards of this Section.
Screening:	Parking Areas: 11-30-9(H): Parking Areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms. 11-30-9(H).7: When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the parking area.	Parking Areas: 11-30-9(H)**: Parking Areas and drive aisles located along Pecos Road, behind the drainage channel, shall be screened with landscaping. 11-30-9(H).7: When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the parking area.

Trash and Refuse Collection Areas	<p>Section 11-30-12:</p> <ol style="list-style-type: none"> 1. General Applicability Requirements. Solid waste and recycling container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet Mesa Standard Details. 2. Designs must meet Mesa Standard Details. 	<p>Section 11-30-12**:</p> <ol style="list-style-type: none"> 1. General Applicability Requirements. Solid waste and recycling container enclosures are not required when located within truck loading and trailer parking courts. Enclosures located outside of these areas will follow standards requirements or approved alternatives of section 11-30-12 **
Truck Docks, Loading and Service Areas:	<p>Screening 11-30-13(C):</p> <p>Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.</p>	<p>Screening 11-30-13(C):</p> <p>Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.</p>
On-site Parking, Loading and Circulation (Chapter 11-32)		
Parking Spaces Required:	<p>Table 11-32-3.A: Group Industrial Building & Uses:</p> <p>75% at 1 space per 500 sqft plus 25% at 1 space per 375 sqft (950 spaced required)</p>	<p>Table 11-32-3.A: Group Industrial Building & Uses**:</p> <p><u>Office:</u> 1 space per 375 sqft **</p> <p><u>Industrial / Warehouse:</u></p> <p>1 space per 1,500 sqft **</p>

Landscaping (Chapter 11-33)		
Interior Parking Lot Landscaping	<p>11-3-4 (A) Applicability.</p> <p>The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle / equipment storage lots or vehicle and equipment storage lots or vehicle and equipment sales lots. In addition, refer to Chapter 32 for additional parking lot standards.</p>	<p>11-33-4 (A) Applicability**.</p> <p>The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle / equipment storage lots or vehicle and equipment storage lots or vehicle and equipment sales lots or truck parking, storage, or docking areas. In addition, refer to Chapter 32 for additional parking lot standards.</p>
Foundation Base along Exterior Walls	<p>11-33-5 (A).1</p> <p>Exterior Walls with Public Entrances. A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.</p>	<p>11-33-5 (A).1**</p> <p>Exterior Walls with Public Entrances. A 12-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.**</p>

C. Amendments to LI Standards

Below is a summary of the development standard modifications being requested for this PAD application along with a justification for each deviation.

1. Building Height Deviation. The LI district permits a maximum building height of forty (40) feet, which can be somewhat limiting for potential users. The maximum building height permitted by this PAD shall be sixty (60) feet. This requested height provides the greatest flexibility for potential and anticipated uses and allows for greater interior floor to ceiling height often sought by end users. It should also be noted, the Pecos Advanced Manufacturing Zone which covers the area, including the subject Property, allows building height up to one-hundred and fifty (150) feet. The additional height for this Property would not be out of context based on this plan.
2. Trash and Refuse Collection Areas. Refuse areas within the truck loading and trailer parking areas shall not require enclosures. The truck court area is already screened from the public streets by buildings.
3. Parking Ratios. Mesa Code requires "Group Industrial Buildings" parking be provided at: 75% at 1 space per 500 square feet plus 25% at 1 space per

375 square feet. The PAD proposes a more typical/reasonable parking ratio as seen for similar industrial developments being built in Mesa and throughout the Valley. The “right-sizing” of parking for the end users and efficiency of building size and site design will allow for a broader level of end users consistent with the numerous goals, objectives, and vision for this area (i.e., manufacturing, high-tech, warehousing/assembly, multiuse industrial area). Thus, the proposed parking ratio is consistent with newer industrial and employment centers that are seeking larger buildings, but ultimately providing flexibility for their end users is key (i.e., smaller building more parking or larger building less parking). EPS Group has provided a parking demand statement with this submittal package supporting the reduction in parking.

4. Landscaping Foundation Base on Exterior Walls. A 15-foot-wide foundation base is called for from the face of building to face of curb along the entire length of the exterior wall. A deviation is requested to reduce this measurement to 12-feet. This minor, 3-foot request enables fire safety vehicles to use the drive aisles to get within the desired thirty (30) feet of the buildings (12-foot landscaping + 18-foot parking space dimension = 30-feet). The request still enables adequately sized drive-aisles, parking spaces and parking landscape islands and will have minimal, if any, effect on the overall visual appearance or feel of the site.
5. Building Design Standards. By virtue of the construction type (tilt-up construction) and the functional use (large, warehouse and industrial tenants) strict adherence to all Design Standards is not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. Obviously, this is an impossibility for a series of large, concrete, tilt-up construction buildings. The building structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be “veneered;” applied as an exterior finish on top of the structural concrete panels. On such a large building, with single elevations running in excess of 700-feet long, 50% veneer coverage is both cost-prohibitive and counter to the preferred aesthetic appeal or context of the area.

Accordingly, CapRock proposes the **following amendments to design standards.**

- Building facades that are in areas behind screen walls and gates shall not be considered ‘publicly visible’.
- Use of form liners for concrete wall panels are to be considered separate and distinct materials with different form liners considered separate and distinct from each other, smooth concrete wall panel finish to be considered separate and distinct from those using a form liner.
- At least one-color variation to be considered as a separate and distinct material.

- Horizontal reveal joints shall be considered ‘parapet detailing’. Reveal joints shall be considered part of the subdividing of areas to meet wall articulation requirements.

IV. QUALITY DEVELOPMENT DESIGN GUIDELINES COMPLIANCE

In accordance with the City’s Quality Development Design Guidelines for industrial developments, the CapRock Mesa Legacy Industrial Project will utilize effective site planning, architectural design, landscaping and shade, and other design elements to create an attractive, functional development and mitigate any potential visual impacts. The specific design elements utilized to comply with the City’s Quality Development Design Guidelines are provided below:

A. Site Design:

Building Placement and Orientation

The buildings have been oriented to provide a strong relationship with the street while screening internal truck loading dock areas from public right-of-way. Outdoor public spaces for sitting, eating, gathering, etc. have been provided within the site. Buildings have been placed on the site in a coordinated manner to provide order to employees and visitors.

Parking Loading and Vehicular Access

As opposed to a large single parking lot providing the dominant visual feature of the site, the project parking has been dispersed throughout the site. Drive aisles and corresponding widths have been specifically designed to separate car and truck traffic to minimize accidents and provide a safe environment for cars and pedestrians. Parking which is provided along the public right-of-way is buffered by a large, landscaped setback and low screen walls, obscuring views of the parking area while still allowing views to the buildings beyond, and as previously noted, enhanced landscaping has been added at key entry points to conceal the parking lots as the dominant element when entering the project.

All entry drives will be enhanced with ornamental landscaping, low-level decorative walls, monument type signs, and/or decorative/stamped paving/asphalt to emphasize site access locations. Loading and service areas are clearly delineated to avoid conflicts with pedestrians, employee/visitor vehicles or bikes.

Landscaping and Shading

The streetscape and project landscape on-site will blend naturally. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in Chapter 11, Section 33 of the Mesa Zoning Ordinance. The proposed landscape theme has been prepared as a Preliminary Landscape Plan that illustrates the layout, quantities, and sizes of plant material. The Preliminary Landscape Plan has been prepared to provide an appropriate level of detail to illustrate the landscape theme for the Common Open Space areas and the required foundation landscape. Placement and massing are intended to show compatibility with the Project’s architectural design. The landscape plans and details in the PAD are preliminary only and may be modified as reviewed and

approved by the City during the Design Review process. The goals for the project landscape include the following:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the arterial frontages and screening the interior truck courts.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous plant material.
- Provide foundation landscaping around the structures that complement the architectural elevations in terms of massing and scale of plant material.
- Design hardscape features and site furniture within the common open space areas that compliment with the proposed architecture in a meaningful and complementary manner.
- Design the project landscape within the common area open spaces to make the pedestrian network highly visible and convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

The selection of landscape materials prescribed for trees, shrubs, groundcovers, and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A Master Plant Schedule has been prepared and included with the Preliminary Landscape Plan.

The amount of landscaped area for the Property shall equal or exceed an overall value of 10% of the total net, developable area of the Property. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

The Preliminary Landscape Plan illustrates the potential to divide the 1% Common Open Space amenity into many featured areas on site that will be improved for the benefit of the employees and guests. Each Common Open Space area is conveniently located near the corners of the buildings. The defined areas will provide seating and tables for coffee and lunch breaks, and shade trees for additional seasonal comfort. As required by code, entry plaza areas a minimum of 900 square feet in size are also provided and are typically adjacent to the Common Open Space areas to maximize the effectiveness and comfort of these area. Final details to be resolved/discussed with the concurrent Design Review Board application submittal package.

Exterior Lighting

Building lighting will comply with Ordinance Section 11-30-5 and the fixture design will complement the architectural theme. The building entry areas will be accentuated with accent lighting to help create a focal point. Energy efficient lighting, such as LED, will be used throughout the project and glare will be minimized through the use of soft or reflected lighting. Combined, this will help create a sense of security, but also enhances the pedestrian experience. Lighting will also be down faced so as not to cause night sky pollution or flood onto adjacent properties.

B. Architectural Design:

General Design

The exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes, with focus on the corners of the building for the suite and office entry points. Suite entry points have large, recessed storefronts with canopy that overhang the envelope of the building. The use of texture, color, material changes, shadow lines, and other façade treatments will be used to add visual interest and avoid large monotonous facades. (See Conceptual Building Elevations Attached: **Exhibit 'E'**).

The short sides (non-dock area) building panels will have articulated panels to help break up the building mass. On the long sides of the building, the panels are broken up with articulation near the entry points. At the loading dock doors, the exterior panels are enhanced through the use of paint colors, reveals and segmented parapet design. The building colors have been selected to create a modern design that will last for years. All fire department fire risers and roof access ladders are located inside the buildings. Roof downspouts are internalized near the office entry points and street view.

Entrances

Building facades and entries on the short sides are oriented towards, as much as possible, the future "Merrill Road" extension (east of the Property), providing easily recognizable entry areas and providing a more attractive street frontage and enhanced architectural features. Primary entry drives for automobiles will have enhanced ornamental landscaping, low-level decorative walls, monument type signs, and/or decorative paving to emphasize the site access locations.

Massing and Scale

The massing and scale of the buildings will be broken up through the use of wall texture, color, material changes, shadow lines, and other façade treatments. The building massing and scale is compatible with existing and anticipated developments in the area which will primarily be industrial and manufacturing in nature.

Wall Articulation

The design provides architectural interest and variety that relate to human scale in the following ways.

- Changes in plane - As identified on the elevations and on the building plans with enlarged plan details. Recessed entries in the facades create additional visual depth.
- Change in texture - Through use of concrete patterns, both smooth and patterned with lines.
- Pattern - Reveals are utilized to significantly break up large wall expanses.
- Windows - Storefront glass, low windows and clerestory windows are utilized.
- Equivalent Elements:

Overhead doors – The overhead doors become an integral part of any industrial buildings and make up a significant percentage of the façade. They are a separate and distinct material from the concrete walls. The overhead doors subdivide the façade helping to reduce the scale.

Roof Articulation

The design incorporates elements that have a vertical modulation with no single run of parapet without either horizontal or vertical modulation. Further articulation is being provided through use of glazing, change in plane, texture, pattern or equivalent elements per the *Massing and Scale* guidelines.

Materials and Colors

Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, and glazing.

All materials are durable and of high quality.

To reduce the apparent massing and scale of buildings, facades shall incorporate change in color, reveals and change in plan. (Not required within dockyards, as it can be un-safe for truck maneuvering).

The facades incorporate at least three materials with various combinations of smooth concrete, patterned concrete (via two distinct form liners), glazing, metal cladding, metal doors, metal sunshades and metal awnings/canopies. Variations in color further help to distinguish the different concrete textures.

Percentages of all materials are listed on the elevation's sheets for each elevation, no single material color, pattern, or change in plane cover more than 50% of the façade.

Buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from public streets.

All building elevations have three (3) or more distinct colors.

Service Areas and Utilities

Buildings have been oriented to screen the loading, storage and service bays and screen walls will be used around trash enclosures and outdoor storage. Screen walls will be architecturally compatible with the building architecture.

V. ALTERNATIVE COMPLIANCE

In addition to all previously stated Amendment to Design Standards (IV.C.), CapRock is seeking Alternative compliance for the following Section 11-7-3.B of the Mesa Zoning Ordinance.

- a. Publicly visible facades (i.e., viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50-feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
- b. Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation.
- c. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
- d. Primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- e. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
- f. No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Due to the large scale of industrial buildings and the standard method of construction for these buildings, it is challenging to create the same type of detailing that is used on smaller commercial buildings. Multiple changes in plane for the tilt-up walls create structural inefficiencies and are not conducive to the storage within the building. The design team has used a combination of design characteristics (i.e., form, color, texture and material) to give these buildings a considerable amount of visual interest and appropriate scale. The building facades and streetscape along Pecos Road have been designed to show additional forms, materials and glazing. We propose the following be considered as Alternative Compliance:

- a. Loading dock façades for all buildings are behind an 8-foot high privacy wall and only partially visible from adjacent properties and the public right-of-way, and therefore do not apply to this section of the code.

We propose a “change in articulation” distance of approximately 75-feet in lieu of 50-feet due to the function of the building. The buildings have been designed with varying parapet heights, changes in wall planes and articulation along the façade. This articulation includes changes in color, pattern (i.e., utilizing formliners), windows and trellises to enhance the human scale of the buildings. There is also further articulation, use of accent colors and deeper recesses to give the Entries unique. The “side elevations” are articulated as the street elevations with larger “articulation spacing” in order to efficiently raise the parapet height to coordinate with and conceal the ridgeline of the roof. The change in parapet height is detailed at 4”-0” as we feel that this proportion is sympathetic with the scale of the building and the spacing of the variations.

- b. Building heights are varied over different portions of the building. There are two (2) different parapet heights. Change in plane happens at offset panels which create shadow lines and plane change. Changes in pitch, plane and orientation are achieved through the incorporation of colors, forms and textures into the façade design. The “parapet detailing of the proposed design incorporates a “stepped back element” at the panels which are also incorporate a change in plane, height and color from the adjacent panels. We have designed the elevation to highlight this articulation with the panels in between acting as a background element. We feel that the addition of a cornice or cap element to these panels would weaken the massing and would minimize the “change in plane” that is in place.
- c. Primary entrances are clearly defined with façade variations and recesses, enlarged plans and enhanced renderings have been included to help clarify.
- d. A chart with the percentage of materials has been added to the elevations. The varied materials include “base concrete”, “formliner patented concrete”, “reveal grided concrete”, glass, trellises and multiple colors and accent colors. “Formliner textured concrete” is proposed as a detail which has been included. As noted above we are proposing that the “formliner textured concrete” be treated as a distinct material similar to a CMU pattern and as has been utilized on past projects similar in nature. Elevations have a table with a detailed breakdown of the various façade elements. It is worth noting, overhead doors are an integral part of industrial buildings and make up a significant percentage of the façade and they subdivide the façade helping to reduce the scale.
- e. Elevations have a table with a detailed breakdown of the various façade elements. The concrete tilt wall construction which is common for these types of buildings is somewhat limiting however the design team has work diligently to ensure that there is there is no single color, material or texture that exceeds 50% of the façade.

VI. PHASING

Development may occur in phases, subject to market demand. Any proposed phasing will be further reviewed/refined with the City of Mesa Staff during the construction permits process, as needed.

VII. SUMMARY

In summation, the Property is appropriately located for the proposed zoning and uses. The area has long been anticipated as a major employment/industrial hub and this application represents a large step towards that vision. The minor deviations from standards through the proposed PAD overlay and site plan are consistent with high-quality industrial and employment projects and appropriate for the area. The CapRock Mesa Legacy Industrial PAD will complement the surrounding area and provide substantial benefits and employment opportunities to the City of Mesa.

EXHIBIT A

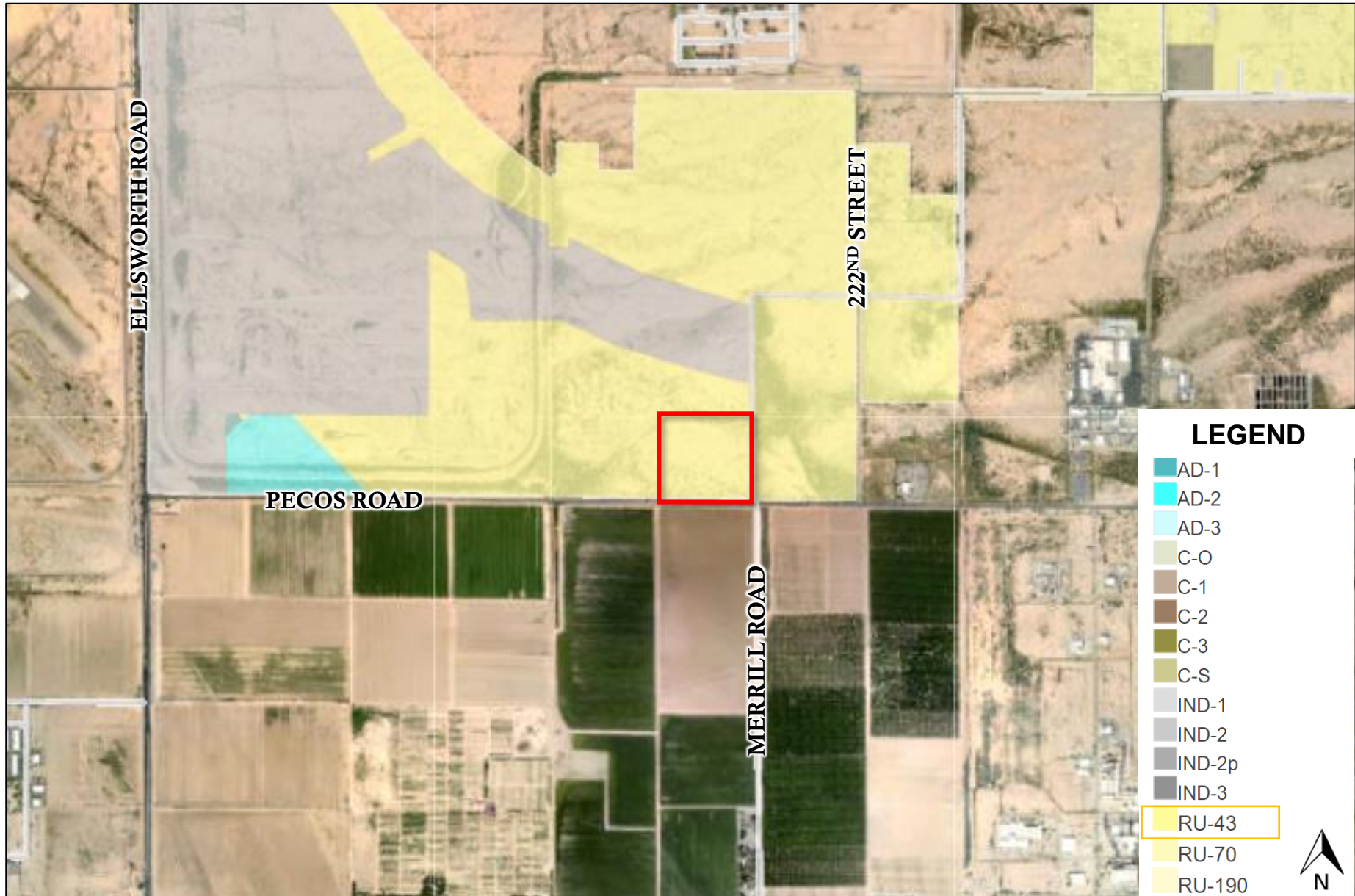
AERIAL MAP



Subject Property

EXHIBIT B

MARICOPA COUNTY ZONING MAP



Subject Property

EXHIBIT C

EXHIBIT D

CAPROCK
PARTNERS

Mesa Legacy Industrial

Mesa, AZ

Illustrative Landscape Plan

L-1.01
03.07.2022

KEYNOTES

- ① RETENTION BASIN
- ② PARKING
- ③ DRAINAGE CHANNEL
- ④ LOADING AREA
- ⑤ LANDSCAPE BERM
- ⑥ OPEN SPACE WITH BIKE RACKS AND PICNIC TABLES

CITY OF MESA PLANT DATA

PECOS ROAD FRONTAGE (1,090 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	44 TREES	45 TREES
6 SHRUBS PER 25 L.F.	262 SHRUBS	262 SHRUBS
ACCESS ROAD FRONTAGE (540 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	22 TREES	22 TREES
6 SHRUBS PER 25 L.F.	130 SHRUBS	130 SHRUBS
PROPERTY PERIMETER (3,168 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE & 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	95 TREES	95 TREES
	634 SHRUBS	634 SHRUBS
INTERIOR PARKING LOT	REQUIRED	PROVIDED
1 SHADE TREE & 3 SHRUBS FOR EVERY 15-FOOT PARKING ISLAND	76 TREES	76 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	228 SHRUBS	228 SHRUBS
	8 TREES	8 TREES
FOUNDATION BASE (5,937 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	118 TREES	118 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	12 TREES	12 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	89 TREES	94 TREES
24" BOX (50% MIN.)	178 TREES	266 TREES

OPEN SPACE LIVE PLANT COVERAGE

REQUIRED OPEN SPACE	6,250 S.F.
PROVIDED OPEN SPACE	8,843 S.F.
LIVE PLANT COVERAGE	4,533 S.F.
REQUIRED LIVE PLANT COVERAGE	50%
PROVIDED LIVE PLANT COVERAGE	72%

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box	21
	<i>Acacia salicina</i>	Willow Acacia	24" Box	114
	<i>Caesalpinia catalpa</i>	Cascadote 'Smoothie'	24" Box	54
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	8
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box	48
	<i>Pinus eldarica</i>	Mondel Pine	24" Box	15
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	20
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box	18
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box	70
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	58

SYMBOL	COMMON NAME	SIZE	QTY
SHRUBS/ACCENTS			
	Century Plant	5 Gal	106
	Baja Fairy Duster	5 Gal	42
	Desert Olive	5 Gal	21
	Dwarf Callistemon	1 Gal	146
	Red Bird of Paradise	5 Gal	94
	Little Leaf Corda	5 Gal	70
	Desert Spoon	5 Gal	305
	'Valentine' Eru Bush	5 Gal	103
	'Winter's Blaze'	5 Gal	122
	Gopher Plant	5 Gal	80
	Giant Hesperaloe	5 Gal	122
	Brakeleights Red Yucca	5 Gal	173
	Chaparral	5 Gal	136
	Dallas Red Lantana	5 Gal	78
	Rio Bravo Sage	5 Gal	75
	'Regal Mist' Muhly	5 Gal	52
	'Autumn Glow' Muhly	5 Gal	165
	'Nashville'	5 Gal	155
	Desert Ruellia	5 Gal	130
	Purple Ruellia	5 Gal	36
	Feathery Cassia	5 Gal	63
	Compact Jojoba	5 Gal	101
	Yellow Bells	5 Gal	119

SYMBOL	COMMON NAME	SIZE	QTY
GROUNDCOVERS			
	Prostrate Acacia	1 Gal	24
	Thompson Baccharis	1 Gal	14
	Bush Morning Glory	1 Gal	56
	Sierra Gold Dales	1 Gal	170
	'Outback Sunrise'	1 Gal	176
	New Gold Lantana	1 Gal	479
	Trailing Purple Lantana	1 Gal	135
	Dwarf Rosemary	1 Gal	472

MATERIALS

	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.	332,707 S.F.
--	--	--------------

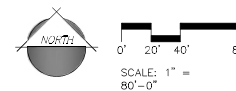








EXHIBIT E

LEGEND



	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7626 - ZURICH WHITE		TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY		1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS
	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7065 - ARGOS		METAL CANOPY ACCENT COLOR CAPROCK RED		FORM LINER

LEGEND



Building B Exterior Elevations

07 March 2022

Pecos and Merrill
Phoenix, Arizona

