
Olympus Gateway

Southwest Corner of Pecos Road and 89th Place

Requests for:

BIZ Overlay



**Prepared for
City of Mesa, Arizona**

June 28, 2022

Introduction

Olympus Construction Management (Olympus) is proposing to construct approximately 27,240 SF of small bay industrial office and warehouse space within the Gateway Airport Commerce Park. The +/- 3-gross-acre site is located at the southwest corner of Pecos Road and 89th Place, as shown on the aerial to the right.

The site is zoned LI-PAD (Light Industrial) and located within the Gateway Airport Commerce Park. Special care has been taken in working with Staff and the Design Review Board to design attractive buildings on the subject site which enhance the entrance to Gateway Airport Commerce Park: i.e. partial, glass sectional doors, landscaping on the exterior and



interior to enhance the streetscape and visitor experience on-site and additional elements that will be discussed further. Although a large majority of the Park is still undeveloped, there are several existing industrial buildings just south of the subject site. The Subject property is located at the entrance to this Park and is surrounded on three sides by roadway.

The site is very narrow in depth, from north to south. In order to accommodate the buildings, needed parking and required setbacks and landscaping, the BIZ Overlay is needed to allow for the adjustment of these standards so the site is workable. The City's street system hems in this site on three sides. The applicant has combined two parcels to maximize flexibility for the site plan, but is limited by these streets. There simply is no functional way for these units to face any of the adjacent 3 streets, as there is no way to accommodate parking and loading by any site plan other than as submitted: one drive aisle, parking in the interior, with office doors and loading doors facing the one interior drive aisle.

In order to develop these two parcels with significant roadway frontage and right of way constraints, several deviations are being requested in this BIZ Overlay request.

General Plan

The City of Mesa General Plan designates the site as Employment. The goal for this district is to provide for a wide range of employment opportunities. The proposed small bay industrial development is an ideal use to realize the intentions of the General Plan for this area by providing employment and economic opportunities. The subject site is also

located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan and is consistent with the intent of this district.

The proposal supports several key Goals and Objectives identified in the General Plan as listed below:

Land Use

- Goal LU-5 – Provide for an adequate long-term supply of business park/industrial land that continues to enhance the City and regional employment base.
- Objective LU5.1 – Provide a wide range of office/business park/industrial related uses that are optimally located in relation to their purpose, environmental considerations and transportation infrastructure needs.

Economic Development

- Goal ED-1 – Foster and sustain long-term economic growth for the City of Mesa.
- Objective ED-1.1 – Increase and maintain Mesa’s employment to population ratio to at least the top quartile of Maricopa County communities by attracting and retaining competitive and quality jobs.
- Objective ED-2.1 – Support the development of key employment center/corridors throughout the City of Mesa.

Existing Zoning

The site is zoned LI-PAD and is completely surrounded by other LI zoned properties. The proposed use is completely in line with the existing zoning and the surrounding industrial developments.

Light Industrial Zoning is intended for “limited manufacturing and processing, wholesaling, and distribution activities which take place within enclosed buildings”. The proposed development perfectly fits within this definition. All suites are completely enclosed with no outdoor storage provided or allowed.

Proposed Development

The proposed development consists of two buildings; a northern building of approximately 15,000SF along Pecos Road and a southern building of approximately 12,000SF that runs along Waltham Avenue. The main entrance is located on the east, off of 89th Place, and runs through the center of the 2 buildings. Each building has 10 suites of varying

size. Each suite has a private entrance with small office space and partial glass sectional doors to a larger warehouse space. The partial glass sectional doors are interior to the site and not visible from the adjacent roadways. As stated in the introduction, landscaping will be added to the exterior and interior of the site. Furthermore, you will see in the elevations other design elements that are distinctive and a superior high-quality design via:

- Tension Rod Canopies instead of Shed Canopies that are located on the fronts of both buildings and wrap around both sides
- Distinct contrasting CMU materials used throughout to add visual interest
 - Aesthetic mix of contemporary and traditional styles are achieved through use of natural CMU for a contemporary style and a red color (brick look) CMU material for a traditional style to all sides of the buildings
- Variation of building and details which is atypical for a front-loaded concept building design to create a unique, innovative development of superior quality
- Rear elevations show faux storefront glass, small canopies, and trellises to create a “street front” elevation on the rear sides of the buildings
- Parapets reduced from 2’-0” to 1’-8” to emphasize massing and provide visual interest, while minimizing emphasis on wall thickness, for a proportionate appearance
- Horizontal CMU reveals and varying wainscotting bring cohesiveness to overall design
- Parapet cap treatments vary in height and shape to enhance visual aesthetics of roofline
- The partial glass sectional doors are interior to the site and not visible from the adjacent roadways

Environmental Performance Standards

- All entries will have canopies to provide shade and shelter
- Installation of bike racks (4)
- Low emission parking spaces (2)
- Carpool parking spaces (2)
- R-30 insulation for the entire roof on all buildings
- Warehouse will use evaporative cooling which is more energy efficient than rooftop package HVAC units
- Office space, common area, and restrooms will be utilizing mini-split HVAC units which are more energy efficient than rooftop package HVAC units
- Additional landscaping to provide shade near buildings and in parking lot

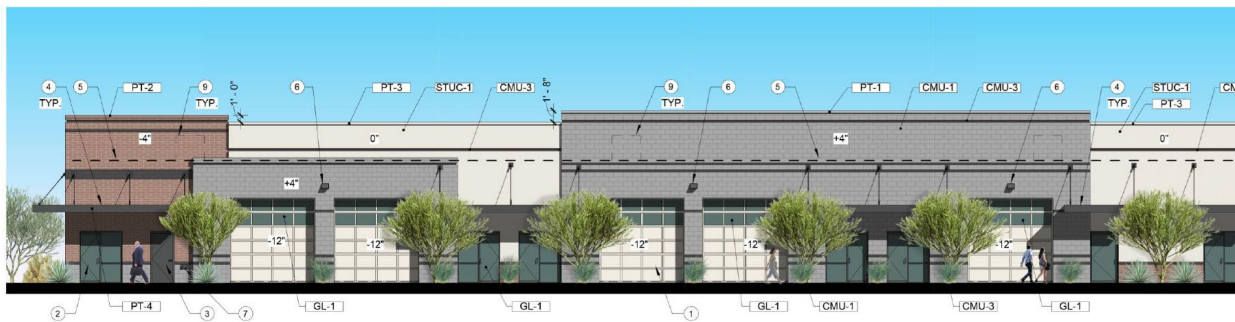
The site also includes generous landscaped buffers on all four sides and multiple outdoor common spaces that could contain outdoor seating.

Requests

The BIZ Overlay is being requested in order to accommodate modifications to the Zoning Ordinance development standards. There are six (6) modifications being requested with this BIZ Overlay request. The required and proposed modified standards are outlined below:

	<u>Existing L-I</u>	<u>Proposed Standard</u>
Parapet Wall Height Section 11-7-3(B)(c)	Minimum 2'-0" of vertical modulation of building parapets	1'-8" of vertical modulation of building parapets
15' Foundation Base Requirements at Public Entrances Section 11-33-5(A)(1)	15' of foundation base is required at public entrances	12' of foundation base
Truck Loading/Overhead Door Location Section 11-30-13	Truck loading/overhead doors must be located on side or rear of building and screened from public view.	The truck loading/overhead doors are proposed in the front of the buildings.
Parking Space Requirements Section 11-32-3	34 parking spaces are required per code	25 parking spaces provided (see discussion on p.5)
7'-6" Landscape Setback Requirement Gateway Airport Commerce Park recorded plat	7'-6" landscape setback is required at western property line	5'-0" landscape setback along western property line at parking stalls
Façade 50% Material Coverage Section 11-7-3(B)(5)(b)	No more than fifty percent (50%) of the total façade may be covered with on (1) single material	Split face opal and smooth face grey and red CMU will be recognized as separate materials

1. **Parapet Wall Height:** A minimum of 2'-0" of vertical modulation of building parapets is required. This application proposes a minimum of 1'-8" of vertical modulation of building parapets. Requiring the larger parapet in this application will feel out of scale. As seen below in the conceptual elevations, the 1'-8" modulation is appropriate to the scale and size of the building.



2. 15' Foundation Base Requirements at Public Entrances: A minimum of 15'-0" of foundation base is required at public entrances for landscaping. In order to provide a drive lane of 30' combined with the shallow depth of the site, this application proposes a minimum of 12'-0" of foundation base. This reduced foundation is not visible from the adjacent roadways and in no way will create a negative impact on the site or surrounding developments.

3. Truck Loading/Overhead Door Location: Truck loading and overhead doors are required to be located along the side or rear of the building and screened from public view. Due to the narrow depth of the site and the site being bound by roadways on 3 sides, the buildings are forced to face inwards to use a single internal drive lane. This additionally requires the truck loading and overhead doors to face the internal drive lane as well, technically locating on the front of the buildings. Again, these doors will not be visible from public view, as they are internal to the site, though they are upgraded, partial glass sectional doors and create a uniquely attractive impression.

4. Parking Space Requirements: Per the code, 34 parking spaces are required. Code does not allow parking within the warehouse space or parking in front of the warehouse roll-up doors to be counted towards required parking. The site plan proposes 25 parking spaces, located mostly in front of the office entry doors, as directed by the code. However, including the parking within the warehouse space and in front of the partial glass sectional doors, the site plan provides 34 parking spaces. The tenants of these spaces are small business owners, many of whom will be moving into this project from working from home, hoping to expand into a larger and legal work space. Due to the nature of these types of business, typically subcontractor type businesses, customer parking is typically not needed. Additionally, it is expected that tenants and/or their employees would be comfortable parking in front of their own sectional door, as it would be little trouble for them to move their own parked vehicle if/when they need vehicular access through their sectional door. Additionally, knowing that the use does not yield the required parking spaces, providing the required amount of 34 spaces would go against the Environmental Performance Standards desire to not consume resources when not necessary. Lastly, speaking of Environmental Performance Standards, we've added low emission and carpool spaces to encourage the use of alternative transportation methods that are more sustainable.

5. Landscape Setback Reduction: Landscape setbacks do not allow the encroachment of parking stalls and therefore would require the elimination of the four

(4) parking stalls located along the western property line. In order to provide required parking spaces, we are proposing a reduction in the 7'-6" landscape setback to 5'-0" only in proximity to these 4 parking stalls.

6. Façade Material Coverage: There are four materials for the façade: stucco, insulated glass unit, and smooth and spit face CMU. The stucco is painted "Whisper Gray" and complements the CMU. There are three types of CMU being used creating distinct visual and tactile qualities. CMU-1 is a smooth face grey color, CMU-2 is a smooth face autumn color and looks like red bricks, and CMU-3 is a split face opal color. CMU-3 noted on the Elevations are split face block to be used as a 'base' to give a material change near the ground plane and as accent bands across the facades while CMU-1 and CMU-2 are smooth face.

Development Standards Compliance

The proposed project complies with the requirements of Chapter 21 of the Mesa Zoning Ordinance of superior quality design by creating a contemporary aesthetic. The use of metal canopies, unique configurations of CMU and stucco along with a neutral palette enhances the design, creates distinct building entries, and pushes beyond a typical industrial office and warehouse design standard. The building architecture is intended to convey a contemporary and fresh look utilizing clean lines, painted metal canopies at the entries, clear anodized storefront, and a straightforward paint scheme. The design between the two buildings is consistent to establish a "streetscape" appearance with varied roof lines and pop-outs. The site is designed to provide adequate space for entry plazas and common spaces as well as an emphasis on providing low maintenance landscape across the site. Landscaping within the interior of the site near entries contains a variety of evergreen and shade trees, along with a colorful assortment of groundcover and shrubs. The street-side elevations fronting Pecos Road, 89th Place and Waltham Avenue continue to provide a similar aesthetic to the interior facades with fluctuating roof lines, wall pop-outs and a variety of CMU and stucco materials. The buildings will be well lit by wall mounted lights and recessed can lighting under the canopies for each individual entry.

Conclusion

The proposal for a small bay industrial development at this location is an ideal use conforming to the General Plan and complementing surrounding industrial development. The development will provide quality employment opportunities and a unique, innovative design of superior quality.