

## Project Narrative

### Pecos Gateway Industrial Complex

Northeast Corner of E. Pecos Rd. & S. 80<sup>th</sup> St. Mesa, Arizona

To: City of Mesa Planning & Zoning  
55 N. Center St.  
Mesa, AZ 85201

From: Ware Malcomb  
2777 E. Camelback Rd., Suite 325  
Phoenix, AZ 85016

RE: Pecos Gateway Industrial Complex Administrative Site Plan Submittal

The proposed site is located roughly at the Northeast corner of E. Pecos Rd. and S. 80<sup>th</sup> St. (APN: 304-61-001E) and is comprised of 38.92 acres on a vacant lot. This site is zoned AG where the proposed rezoning to industrial use would be acceptable through administrative design review. It should be noted as well that the property falls in the Pecos Road Employment Opportunity Zone (PREOZ) which we intend on opting into. The zoning to the North and West is AG as well; the zoning to the South and East is L1.

The intended project scope is for the development of four industrial buildings. Building one will be approximately 92,112 S.F., Building two will be approximately 107,712 S.F., Building three will be approximately 123,312 S.F., Building four, the largest of all the buildings, will be approximately 288,360 S.F. All buildings will have a 30-foot internal clear height and an elevated parapet with consideration to future mechanical screening for a maximum height of 42 feet. The buildings will conform to the city's design standards while retaining their own complementary style and identity. The site will include a number of open spaces for the encouragement of user activity alongside the building facades. The project will also implement the necessary infrastructure to support this development both on and off-site. The development will serve as another example of the industrial viability of the surrounding area and be a valuable economic foothold.

Sincerely,



Brandon Henry  
Architect / Project Manager