

Design Review Narrative for CV MESA GERMANN INDUSTRIAL PARK

These sites were Annexed to Mesa, Arizona in a 1990 case **A89-003**. They have been commonly used as farmland, as were many of the area parcels.

There have also been several rezoning cases it is **currently zoned: LI-AF Light Industrial with Airport Overflight**. These two adjacent parcels are in the **Mesa Gateway Strategic Development Plan**, an economic development area seeking to foster enhanced transportation and employment opportunities. There may be certain incentives and physical advantages to this area that the development may seek to utilize.

Adjacent zoning is currently L1 to the north and east also with the exception of the parcel to the east which is zoned AG Agriculture. To the south across Germann in Queen Creek there are multifamily R-143 and similar office industrial park zoning.

The uses envisioned for this development are per the City of Mesa Zoning Description:

LI Light Industrial

To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

Site Design

The development is for a light industrial park consisting of 6 buildings to totaling 663,992 S.F., each building is 40' high. Street side buildings have multiple façade features to provide exceptional interest to the building elevations. The building elevations step back and forward to break up long length, along with canopy features placed to enhance the appearance from street side. Main entry has generous front plaza's and several extended to a sitting/shade areas for employee comfort and use. Care has been given to separate car traffic from truck traffic and create separate circulation paths. Dock areas have both recessed docks and at grade docs for multiple trucking options. Landscape enhances the site and helps in screening, activities. Water is retained to the west of the site or underground. Off-street road conditions have been designed per the Queen Creek Town standards to be annexed into Mesa. Existing abandon irrigation and easements will be remodeled and abandon from the site entirely. This site is 38.6 AC NET and have a lot coverage of 89%. The site requires 842 P.S. and has been designed with 882 P.S. All Building design feature has been incorporated throughout the entire site.

MESA Gateway Strategic development Plan Compliance

This project provides a very large amount of Square footage in the City of Mesa for the creation of activities that create jobs, with many large potential employers in a sub-40 acres site. The area is designed to be pedestrian friendly with walkways and raised walkway crossings. These crossings are stamped colored concrete to highlight the usage. Vehicular traffic is separated over-the-road truck traffic is channeled down the central spine of the property with the perimeter used for personal vehicles. The trucks then exit this same center spine. This is reinforced by a system of access gates and speed bumps (trucks do not take these routes).

Pedestrians will be rewarded as they walk through the site with many perimeter located break and lunch break ramadas that are nestled adjacent to the outer wall. Removal of people from the work environment just a few hundred feet to these locations in the landscape areas is believed to help decouple the work stress and allow people some time to recover. These areas are partly shaded with ramadas, with seating in both shaded and sunny locations. Trash receptacles are also located here. The Germann road Frontage has freestanding versions of these ramadas that allow the above uses but also provide a place for people to wait for individual or mass transportation.

The project has greater detail in design on the Germann Road Street frontage (our Queen Creek Front door also) with more intense and varied plantings, more real windows to increase the light and views to the street. Faux windows are used elsewhere to offset the fenestration-doors and windows develop a finer pattern that ties to the structure of the building. The Faux windows enhance the rhythm yet are not reflective in keeping with the airport's restrictions limiting strong reflections that may cause awkward reflections for pilots.

This site is on the Mesa/Queen Creek border hence has a larger roadway section with increased landscaping and public sidewalk areas.

Building Design Review:

The design concept is to not only meet the city of Mesa requirements but exceed them, to provide a relief from the long massive traditional look of industrial buildings. In creating interest, several design patterns have been created. First, our corner elements that have a secondary wall in front of the corner, a horizontal canopy, and glazing, our second element is a more traditional wall plane with horizontal score lines and faux window statement. On our longer building we created an element that projects outward from the wall face in an inverted 'U' shape and large canopy over the door entry. To help break up the building our next element is recessed 5' into the building with a 'box' score line grille with glazing above and below, these are internal main entries associated with plaza areas like the building corners. Our final element is a horizontal scored element used to provide a vertical break from the traditional wall plane. The parapets of all those masses and elements vary from the 40' baseline and cut into the tilt up wall to create negative opening and help provide vertical relief every 50'. The color scheme uses a mixture of greys and blues to help break up masses and articulate the design elements even more. All canopies, store fronts, and parapet trims will be a clear anodized aluminum finish to balance the wall colors and materials.