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PROJECT NARRATIVE FOR DESIGN REVIEW AND PLANNING AND ZONING

8150 E. Germann Rd.

Four Building Multi Tenant Industrial Complex

APN 304-61-001F

Our client is proposing to build four multi tenant spec office/warehouse buildings with the possible use of four tenants for each building. The buildings will be masonry and have a 24'-0" clear height. Each building will have its own outdoor amenity area and bicycle rack area. The exterior of each building will have a two story glass at each entry, a metal canopy and changing height at the parapet as well as wall elements popping in and out. We will also have clearstory elements at three sides of the buildings. Because the fire code requires a fire lane to be within 30 feet of the building, we can not widen our foundation base to 15 feet. We are also requesting an alternate landscape plan (ALP) and have increased our entry plazas to larger than required. We will also increase our maximum landscape requirements for these areas

This project is proposed for a very long and narrow site fronting on Germann Road. Because of this it makes it challenging to lay out an efficient project with adequate visibility and access.

The site and surrounding parcels are zoned L1 District and its within the Employment District.

This site is surrounded by the same district. It is also in the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan which has the same users that we anticipate for this site, small warehouse uses and distribution within closed buildings.

Our site will also act as a buffer to any general industrial uses. Because of the narrowness of our site and us doing four buildings with two of each forming a trucking court between them. We have pretty much screened those uses from the main street as well as having screen walls at the East and West sides to screen the trucking activities. All the overlays for this site allow this permitted use in the L1 District.

The first building off of Germann Rd. sits back far enough to create a substantial area of landscape and parking and to provide an inviting entrance to this complex. The outdoor visible spaces and amenities used for sitting, eating and gathering for employee benefits are provided for each building. This also allows for a high percentage of common open space and landscaping. Each building will stand on its own for parking and ADA requirements.

Access to this site will be from two curb cuts, one a common shared drive at the adjacent East property. one from the SWC off of Germann. Circulation will provide access from both the East and West side of the complex into either vehicular parking or the truck courts.

The exterior will have a combination of regular cmu, split faced cmu and cmu with horizontal rated joints at the area above the entries. There will also be two horizontal bands with a $\frac{3}{4}$ " inset to create a reveal at each entry above the glass is metal decking. Two sides of the buildings will have 4' x 4' clearstory windows and the end elevations will have 4' x 4' reveal. The colors of the building are contemporary and emulate the colors that that are for our ongoing client that carries this theme for each project he does.

This project will best succeed with smaller tenants which is rare amongst the newer industrial projects being built around Mesa Gateway. Smaller businesses are having trouble finding functional space when so many of the new developments have 20,000 SF minimum lease area.