

July 25, 2022

City of Mesa
20 E Main St, 5th Floor
Mesa, Arizona 85211

Re: Project # CP0913
Project Narrative
Northeast Public Safety Facility
Mesa, Arizona

Project Overview

The Northeast Public Safety Facility will be located at 1333 N Power Road in Mesa Arizona. The new facility will combine a new Fire/Medical Services Station with a new Police Substation. The project will identify common spaces that will be shared by the Police and Fire Departments.

The City of Mesa has identified the proposed Fire Station and Police Sub-Station as being an excellent contributor to creating a neighborhood environment. The new facility will bring a community amenity to the surrounding neighborhood that will promote a safe, clean, and healthy living environment. The mission of the fire and police facility is to save lives, protect property and care for the community which will serve as a key element for creating a strong and vibrant neighborhood. The new facility will also foster community engagement and interaction by incorporating a community room for larger gatherings as an amenity to the local neighborhood. This creation of community within the facility will enhance the social interaction between the local residents and our first responders to strengthen the city fabric. Being a new use for the surrounding neighborhood, this new facility will add to the diverse program that support the local community. The new Fire Station and Police Sub-Station will support the design goals of the City of Mesa and aligns with the idea to promote a living environment that is safe where people can feel secure and enjoy their surrounding environment.

The character of the Northeast Public Safety Facility is to create a modern aesthetic focused on high quality materials that promote a timeless design with a neighborhood feel. The concept was inspired by the surrounding desert mesas with a three tiered massing scheme that creates a quality of permanence and strength within the desert landscape resembling the presence of the new facility within the community. The design of the mass and large overhangs allow for the larger building volume to be dissolved into smaller elements and the single story design aligns with the adjacent residential and commercial buildings. The larger overhangs protect the building from the harsh desert climate and allow the overlap of built form and landscape area to blur the interior to exterior environment. The landscape palette includes desert native plants with a focus on the public interface along power road. The remaining sides of the site include landscape setbacks to soften the edges between the residential properties. The modern material palette include architectural grade CMU block consisting of a smooth texture and a split face texture in both a mission white color. This lighter concrete block adds contrast to the proposed vertical seam metal panel in a dark gray slate color. Both the CMU and metal panel include a random pattern that provide a unique character to the facades that add a level of refinement

and detail to the public safety facility. This upgraded material palette also includes a champagne metallic soffit and wall panel as an accent highlighting the overhangs and reinforcing the original concept. The accent metal panels also are located at the entry of the facility to provide a warmth to create a welcoming environment. The Northeast Public Safety Facilities modern design aesthetic seeks to enhance the existing neighborhood character.

Planned Area Development (PAD) - Request

The City of Mesa request the following project to be considered under the Planned Area Development to provide flexibility with the current zoning standards. The project includes a well-designed and integrated open space with a public plaza at the entry to the building and community room, a sustainable approach to building and site design that is responsive to the desert climate, and a synergetic program between fire and police that are designed to work together to benefit the surrounding neighborhood.

The request for modifications to the development standards are as follows:

- Reduction of landscape requirement in secured parking lot to promote safety of the fire and police.
- Removal of landscape requirement on north property to accommodate 30' road access for SRP.
- Reduction of landscape setback from required 30' to proposed 8' on Power Road.
- Modification for parking islands within the secured parking area to only be required at the end of each row without the required in between parking islands to accommodate police and fire parking.
- Modification of the required parking to be 1 space per 200 sf for the police parking and 3 spaces per bed for the fire parking to accommodate both personal and staff vehicles in addition to shift changes.

Site Information

The Northeast Public Safety Facility will be located on Parcel APN 218-04-013B at Power Road just north of Brown Road with a legal description identified as:

- NW4 OF LOT 4 SEC 7 EX W 50F RD P/D 1895-393 & EX R/W DAF BEG AT PT 50F E OF SW COR OF NW4 LOT 4 TH N 659.98F TH E 5.50F TH S 654.98F TH E 9.50F S 5F TH W 15F POB P/F 2005-1176460

The current site is zoned as RS-35 and is being proposed for rezoning to PS-Public and Semi Public zoning. The site includes a 12.5' SRP aerial easement for overhead power lines on the west side of the site with a 5.5' setback in addition to a 30' SRP access on the north side of the site.

The building setbacks are proposed as the following for PS-Public and Semi Public zoning.

- Front and Street-Facing Side (West) 30' (6-lane arterial)
- Side and Rear (North) 25' (Adjacent to RS District)
- Side and Rear (East) 25' (Adjacent to RS District)
- Side and Rear (South) 15' (Adjacent to Non-Residential District)

The landscape setbacks are proposed as the following for PS-Public and Semi Public zoning.

- Front and Street-Facing Side (West) 8' (PAD Overlay)
- Side and Rear (North) 25' (Adjacent to RS District)

- Side and Rear (East) 25' (Adjacent to RS District)
- Side and Rear (South) 15' (Adjacent to Non-Residential District)

The site program unifies the functions of both police and fire/medical outdoor functions in the secured and public areas. The public side of the site will have public parking, an entry plaza, emergency traffic signal at Tonto Road and Power, driveways off Power Road and secondary emergency egress to East Granada Road. The public side of the site will have 46 parking spaces and the secure side will have 208 parking spaces for a total of 254 parking spaces. The secured parking lot will provide landscaping buffers on the perimeters of the site with a proposed safety design to remove the landscaping within the parking islands. The site will feature a secured lot with an 8' high masonry walls and motorized gates for service and private vehicle parking spaces, shared vehicle decontamination facilities, emergency generator compound, refuse collection, covered & uncovered exterior training, hose drying area, water discharge area, covered bulk evidence drop, and stormwater retention.

Building Information

The Northeast Public Safety Facility will include 50,434sf of new Fire/Medical Services Station with a new Police Substation in a type II-B occupancy. The proposed facility will be a single story with a height of 30'-0". The building will consist of occupancy groups A-3, B, I-3, R-2, R-3, S-1 and S-2. The building area is summarized as follows:

Total Gross Building Area	50,434sf
• Police Substation	28,743sf
• Fire/Medical Station	14,937sf
• Common Use Areas	6,754sf

The Police Substation will house a Patrol Unit, Street Crimes Unit, Criminal Investigations Unit, Holding, Evidence Drop, Administration, and support facilities. The Police side is programmed for maximum occupancy of 150 personnel.

- Patrol Officers – 96 (12 squads, 8 Officers per squad)
- Patrol Sergeants – 12 (note to team 3 Patrol sergeants per bullpen, 4 Patrol sergeant bullpens)
- Lieutenants – 4
- Civilians (non-sworn) – 15
- Detectives – 18
- Detective Sergeants – 3
- Commander – 1
- Jail staff – 1

The Fire/Medical Station will contain an Apparatus Bay (4 vehicle), dormitories, living areas, and administration. The Fire/Medical side is programmed for 14 personnel.

- Fire Fighter / Captain Dorms – 8
- BC / BSO Dorms – 2
- Ambulance / EMS Dorms – 4

Common Spaces will include a Community Meeting Room, public restrooms, main mechanical rooms, main electrical rooms, main IT room, fire riser room, janitor facilities, physical training, interview room, and lobby.