



**Legacy Gateway
Hotels
Project Narrative**

Ellsworth Road and Williams Field Road



by
Tharaldson Hospitality & Mesa BA Land, LLC

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Legacy Gateway Hotels Narrative

Site Plan, Council Use Permit, Special Use Permit & Preliminary Plat

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I. PROJECT OVERVIEW

Tharaldson Hospitality (“Tharaldson”) is proposing to develop \pm 10.67 acres, a portion of Maricopa County APN 313-25-859W (the “Property”), located at the northwest corner of State Route 24 and Williams Field Road, as shown on the Aerial Exhibit at Tab A. Tharaldson is planning to develop the Property into a hospitality campus to support adjacent Legacy Sports Park, including three hotels and related retail and restaurant uses (“Legacy Gateway Hotels”). The Legacy Gateway Hotels project will provide three 4-story limited-service hotels totaling 365 hotel rooms along with approximately 7,600 sf of supporting retail and restaurant uses.

The Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is zoned General Industrial (“IND-2”). A companion annexation application has been filed for the Property wherein the Property will be annexed into the City of Mesa and receive County equivalent zoning of the City of Mesa’s Light Industrial (LI) zoning district. The Legacy Gateway Hotels project is the first phase of the larger 195-acre “Legacy Gateway” project owned by Mesa BA Land, LLC (“Mesa BA Land Property”). The remainder of the Mesa BA Land Property will stay under the jurisdiction of Maricopa County in the near term but will be subject to a future annexation and rezoning in the City.



SUBJECT PROPERTY – AERIAL MAP

The subject application, along with the companion annexation application, includes a Council Use Permit, Special Use Permit, Site Plan Review, and Preliminary Plat as further discussed below.

The Property is designated as Mixed-Use Community within the City's 2040 General Plan. The Property is also within the Mesa Gateway Strategic Development Plan – the "Airport Campus District." Finally, the Property is located within Airfield Overflight Area-2 ("AOA-2"), due to its general proximity to the Phoenix-Mesa Gateway Airport. The Airfield Overflight Area is an overlay zone to provide compatibility and airspace protection for the airport. AOA-2 corresponds to those areas exposed to long-term future noise (DNL 60 to DNL 65) and identifies incompatible uses such as: residential, hospitals, schools, etc. The proposed use fits within the AOA-2 with approval of a Council Use Permit.

The Legacy Gateway Hotels project responds to existing and significant needs to support the Legacy Sports Park located immediately to the south, across Williams Field Road. The proposed hotel and retail uses are well-suited for the immediate area and compatible with planned and existing development. The Property is ideally located just east of Mesa Gateway Airport – the second major airport serving the Greater Phoenix metro region – and within easy access to the nearby State Route 24 freeway extension and Loop 202 freeway, which are important regional transportation corridors. The proposed land uses are consistent with the desired land uses for the area as identified in the City's planning and policy documents, which include uses that address the needs of travelers and visitors to the region.

II. RELATIONSHIP TO ADJACENT PROPERTIES

The Property is located in a fast developing area of the City and is surrounded by a mix of uses and zoning. To the west is vacant land zoned LI, within the boundaries of the Mesa Gateway Airport. Plans are underway to develop properties adjacent to the Airport facilities and to ultimately move the Mesa Gateway Airport terminal to the east side, in close proximity to the Property. Ellsworth Road, which is the immediate west Property boundary, is one of the most significant regional transportation corridors in the southeast Valley. The property to the south, also zoned LI, accommodates athletic fields and courts and other recreational uses as part of the Legacy Sports Park. The immediate boundary to the north and east is the State Route 24 with developed residential and commercial uses as part of Cadence at Gateway to the north of the SR24. The Legacy Gateway Hotels project is a compatible use that acts as a transition from the more intense airport operations to the less intense residential while providing much-needed services and accommodations for the community at large.

III. REQUEST

This application seeks approval of the following entitlement requests:

- 1. Council Use Permit.** Pursuant to the City of Mesa Zoning Ordinance (Table 11-7-2: Employment Districts), hotels are permitted within the LI district, AOA-2, upon approval of a Council Use Permit. The proposed Council Use Permit is requested to allow hotels within the LI district, AOA-2.
- 2. Special Use Permit.** Pursuant to the City of Mesa Zoning Ordinance, Section 11-30-3(B): Exceptions to Height Limits, an exception to specified height limits may be granted within the AF Airfield Overlay Districts upon approval of a Special use

Permit. The proposed Special Use Permit is requested to allow a maximum building height of 65-feet for each of the three proposed hotels.

- 3. Site Plan Review.** In accordance with Chapter 69 of the Mesa Zoning Ordinance, the proposed Site Plan for the Legacy Gateway Hotels project require review and approval through the City's public hearing process, including Planning & Zoning Board and City Council approval.
- 4. Preliminary Plat.** Approval of a Preliminary Plat has been requested to facilitate division of the Property into four individual development parcels. One for each of the three proposed hotels and a fourth parcel for the retail and restaurant uses.

IV. PLAN CONFORMANCE

GENERAL PLAN CONFORMANCE

The Mesa 2040 General Plan Character area designation for the Property is "Mixed Use Community," which is reserved for larger land areas where it is possible to develop a mixture of uses that will create a "complete and identifiable community." The types of uses envisioned for this designation include, but are not limited to employment, office, retail, tourism, entertainment, open space, recreational, and residential uses. Mixed Use Community areas should be planned as cohesive master plans, creating strong community identity.

The Legacy Gateway Hotels project, as noted, is the first phase of a larger project that is envisioned as mixed-use "town center" that will include upscale hospitality options, lifestyle retail, food & beverage and entertainment, office and employment centers and residential living opportunities. And while the Legacy Gateway Hotels project is just a small piece of that larger puzzle, it alone meets the intent of the General Plan by providing accommodations (tourism) and service retail adjacent to a regional sports facility, air travel hub and transportation corridors.

GATEWAY STRATEGIC DEVELOPMENT PLAN CONFORMANCE

The Property is also located within the "Airport Campus District" of the "Gateway Strategic Development Plan." Per this Plan, the focus of the "Airport Campus District" is to create a high-intensity and pedestrian-oriented development that is compatible with Phoenix-Mesa Gateway Airport operations and provides opportunities and support for travelers and visitors.

The proposed development fits in line with this District as it provides much-needed support for travelers and visitors while providing a transition from the more intense airport operations to the existing residential uses. The proposed development also provides accommodations within walking distance for those visiting the Legacy Sports Park complex or Eastmark community.

AIRFIELD OVERFLIGHT AREA CONFORMANCE

The Property is also located within the Airfield Overflight Area 2 (AOA-2). This area is defined as the area between 60 & 65 DNL noise contours. The AOA-2 area must provide uses that are compatible with the airport operations. Per the "Airport Land Use Compatibility Plan Update" the proposed uses are compatible with airport operations, with approval of a Council Use Permit and Special Use Permit for the additional height.

V. COUNCIL USE PERMIT & SPECIAL USE PERMIT FINDINGS

Per the City of Mesa Zoning Ordinance, a hotel use proposed within the AOA-2 district requires approval of a Council Use Permit. Per the requirements, below are the criteria and justification for approval of a Council Use Permit.

- 1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:*

As detailed above, in Section IV, the Legacy Gateway Hotels project advances the goals and objectives of all three policy documents that govern the Property.

- 2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.*

The proposed project is consistent with the Mixed-Use Community district policies and goals, by providing accommodations and service retail to the visitors of Legacy Sports Park, Cadence and Eastmark, the Mesa Gateway Airport and Mesa in general. The Property is located just east of the Phoenix-Mesa Gateway Airport for convenient access to travelers. The Property is also bound by State Route 24, which provides easy access to the Loop 202 Santan Freeway and the Phoenix metro area.

As stated above, the Property is located within a larger, planned mixed-use activity area that will be developed at a future date, but even as a standalone project, the Legacy Gateway Hotels project furthers the purposes of the Mixed-Use Community district.

- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

The proposed project is compatible with the adjacent uses and will act as a transition from the more intense use of the Phoenix-Mesa Gateway Airport and the residential homes of Cadence at Eastmark. It is also compatible with the Legacy Sports Park to the south as it will provide accommodations and service retail to the thousands of visitors the park receives weekly.

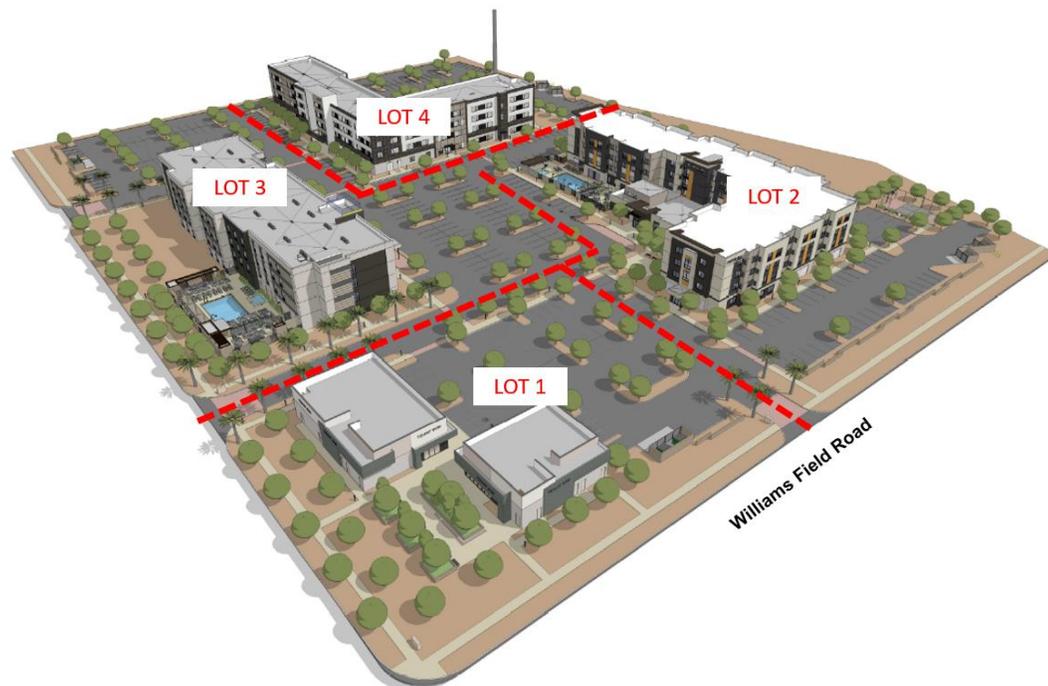
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Adequate public services and infrastructure are available to the Property. There is an existing public water main located within Williams Field Road and the City is currently constructing a sewer line extension to Ellsworth Road. The remaining portion of Williams Field Road will be developed alongside the Legacy Gateway Hotels project. The developer of the proposed project will extend and tie into the public infrastructure.

VI. SITE LAYOUT

Site Layout

The Legacy Park Gateway Hotels project will be developed as a cohesive project and divided into four individual lots as shown on the conceptual exhibit below.



Lot 1: Lot 1 is approximately 1.5 acres and is located at the southwest corner of the Property and will be developed with a mix of retail and restaurant uses in two buildings. The northern building is approximately 4,500 square feet and is planned as a multi-tenant shop building, while the southern building is approximately 3,100 square feet and conceived as a restaurant use. Access to Lot 1 is provided from Williams Field Road and from a private drive that will run along the western boundary of the Property. A shared open space, courtyard style area is planned between the retail and restaurant buildings and will include generous landscaping, shade trees and seating areas for visitors. A pedestrian connection is planned from Lot 1 to the public sidewalk along Williams Field Road.

Lot 2: Lot 2 is approximately 3.15 acres and is located at the southeast corner of the subject site and will consist of a four-story Residence Inn by Marriott with 119 suites. The Residence Inn will provide kitchenettes within each room as well as common amenities such as a dining lounge, fitness center, and exterior pool with lounge. A generously landscaped entry plaza is planned on the west side of the building with a common area space located off the entry as well. The pool area will include outdoor lounge areas and seating, shade structures, spa and pool.

Main access to Lot 2 will be from Williams Field Road, with secondary access through the shared drives and parking. The eastern portion of Lot 2 is within an SRP easement and therefore that portion of Lot 2 will be limited to parking, landscaping and retention purposes.

Lot 3: Lot 3 is approximately 3.5 acres and is located in the northwestern portion of the Property and will consist of a four-story Home 2 Suites by Hilton with 121 suites. Homes 2 Suites will provide common amenities such as a dining lounge, fitness center, and exterior pool. There is also a large turf area north of the outdoor amenities that will serve dual functions as an event space and site retention. Lot 3 will be accessed from the private drive that is located along the western boundary of the property and through the shared driveways and parking.

Lot 4: Lot 4 is approximately 2.5 acres and is located at the northeast corner of the subject site and contains a four-story Element by Marriott with 125 rooms. This hotel will also provide common amenities that include a dining lounge, fitness center, outdoor pool and large outdoor multi-purpose turf event space. Access to Lot 4 is provided through shared driveways and parking. The eastern portion of Lot 4 is within an SRP easement and therefore that portion of Lot 4 will be limited to parking, landscaping and retention purposes.

Circulation

Main access to the Property will be from a primary entry drive off Williams Field Road and from a secondary private drive off Williams Field Road to be located along the western edge of the Property. Internal access driveways and parking will be shared among the four lots. See Preliminary Site Plan attached at Tab B.

Landscape and Amenities

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Landscape buffers are provided along the street frontages and complemented with parking lot screen walls. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening parking and other utilitarian uses. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided.

The preliminary landscape plan illustrates that each hotel product will have its own common/amenity area. The common/amenity areas will be designed and arranged as usable, functional spaces and furnished with shaded and open eating, seating, and gathering amenities such as tables, benches, chairs, waste receptacles, and planters. Plant material will be selected for color, texture, scale, and seasonal flowering and placed in a thematic pattern to reinforce the landscape theme throughout the project.

In addition to the amenity areas, there will also be a turf lawn/retention area at the northwest portion of the Property. The proposed lawn area will serve as an active and/or passive outdoor amenity area. All individual development parcels will be connected by pedestrian sidewalks and vehicular drives to ensure a high level of connectivity between the individual uses and out to Williams Field Road. See Preliminary Landscape Plan attached at Tab C.

Infrastructure / Utilities & Drainage

Water will be provided to the Property by the City of Mesa and is available from existing infrastructure within Williams Field Road. Connections to this existing line will be constructed to provide a complete loop system to adequately provide life-safety fire suppression for the proposed development. Sewer will be provided to the site by the City of Mesa and will be available just west of Ellsworth Road. Sewer connections will be extended to tie-in to the City of Mesa's system.

As previously stated, primary access to the Property will be provided by Williams Field Road with access for the northern hotels from the proposed private drive along the western edge of the Property. It is anticipated that Williams Field Road will be improved per City standards, including the installation of curb, gutter, paving and sidewalks, as well as streetlights and frontage landscaping as required by the City.

The grading and drainage for the Property will be designed to retain the 100-year, two-hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or downspouts and overland flows across the parking lots into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas.

VII. PHASING

It is anticipated that the Legacy Gateway Hotels project will develop as one phase, with each individual development project moving forward simultaneously. However, in response to changes in market demand, buildout of the Property may occur in phases.

TAB A

**PORTION OF PARCEL
313-25-859W**



SUBJECT PROPERTY – AERIAL MAP

TAB B

TAB C

