
THE BLOCK ON ELLIOT

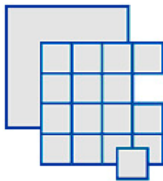
Employment/Technology Business Park
SWC Elliot Rd. and Sossaman Rd.

Project Narrative



Submitted by:

Pew & Lake, PLC



Pew & Lake, PLC
Real Estate and Land Use Attorneys

On behalf of:

Shopoff Advisors



November 7, 2022

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1. Introduction

Pew & Lake, PLC, on behalf of Shopoff Realty Investments, LP, is pleased to submit this narrative and related exhibits for an Annexation, Rezoning-PAD, Site Plan Review, and Preliminary Plat request for the approximately 266.8 net acres (273 gross acres) located at the southwest corner of Elliot Road and Sossaman Road in Mesa ("Property" see Figure 1 below). Proposed is THE BLOCK ON ELLIOT, which is a master planned business park with employment and manufacturing and technology uses as the primary uses and other employment uses as secondary uses. The phasing, mix of building options and configurations are designed to make this site fit for a variety of national corporations and employment uses that Mesa desires to locate and retain in the Gateway district. Information in this narrative illustrate that the preliminary development plan and amenities included are designed for major projects and will make this site attractive in the competitive environment of Metro-Phoenix and broader Sun Corridor. This project is estimated to bring immense benefits to the City. The potential economic impact projected based on the configuration of the preliminary plans could exceed \$60 Million.

Specifically, the applicant requests the following for City of Mesa approval of:

- Annexation;
- Rezone from AG to LI PAD;
- Site Plan Review;
- Preliminary-Plat; and
- Design Review (separate request)

Figure 1 – Site Aerial



2. Proposed Annexation

Figure 2 below depicts the submitted annexation exhibit, which proposes that the annexation area include the Property's net acreage plus the Elliot Road half street as requested by the City Engineering department.

Figure 2 – Proposed Annexation Area



The proposed annexation meets all state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required is that of the Applicant. The Applicant owns all real and personal property which would be subject to taxation by the City, in event of annexation. The proposed annexation area is located adjacent to Mesa's jurisdiction to the south for more than 3,000 feet, and the dimensions and property size exceed the minimum requirements. This proposal will decrease the size of a county island, which is desirable. In accordance with A.R.S. 9-471(L), the equivalent City zoning of the Property that is currently zoned RU-43 will likely be AG, which will serve as the basis for the concurrent rezoning request to LI PAD. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with applicable roadway standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City,

and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

3. Existing Site Conditions - Relationship to Surrounding Properties

The Property is located on the south side of Elliot Road and the west side of Sossaman. It is currently vacant, although previously had been used as a dairy farm. THE BLOCK ON ELLIOT is located in an area with characteristics that support the proposed land uses. To the north of Elliot Road is vacant land zoned for employment uses. The properties to the east are also vacant sites and miscellaneous uses. The portion in Mesa zoned for commercial and industrial uses include a corral and boat and RV storage. The portion in unincorporated Maricopa County includes vacant land and a boat and RV storage site. Table 1 below summarizes the existing and surrounding land uses and designations.

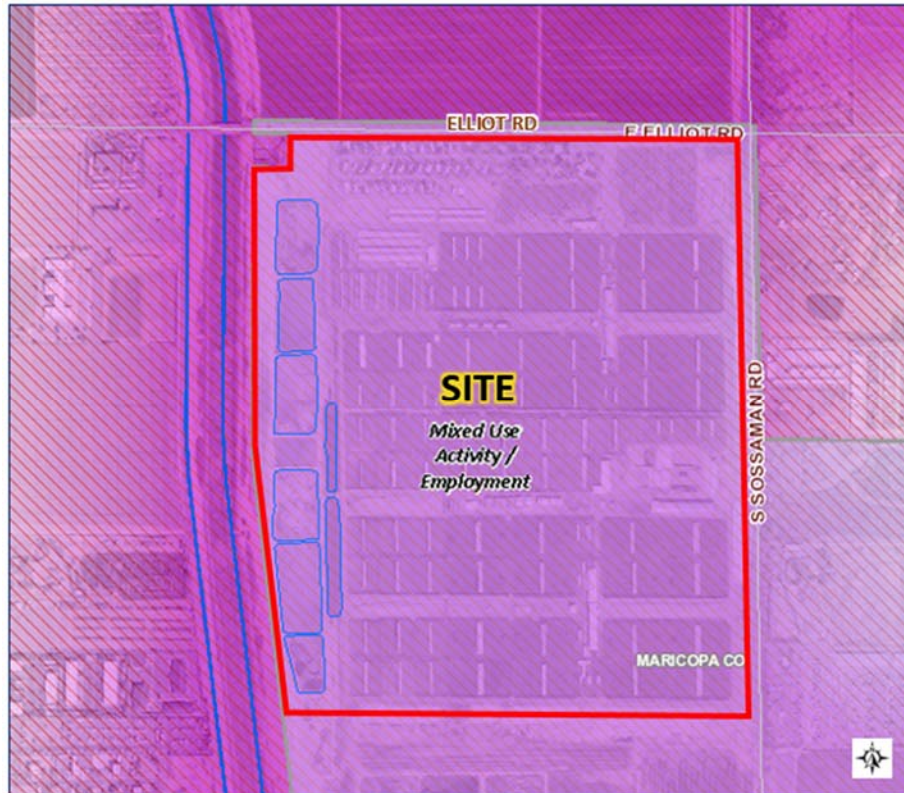
Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Employment/Mixed Use	RU-43	Vacant
North	Employment/Mixed Use	Mesa EO	Elliot Road, Vacant
East	Employment/Mixed Use	Mesa LC, LI MC RU-43	Vacant, corral, RV/Boat Storage
South	Employment/Mixed Use	Mesa LI PAD	Vacant
West	Employment/Mixed Use	Mesa LI	Flood Control District

4. Existing General Plan and Zoning Designations

Mesa's General Plan Character Area Map (Figure 3 below) designates the Property as Employment/Mixed Use. The character area allows a wide variety of land uses, including the proposed focus on employment, manufacturing, technology, and secondary uses to support industry. The development plan is consistent with the goals of the General Plan given that its primary use is an industrial development that will bring a variety of opportunities for business growth and economic development to the City.

Figure 3 – Existing General Plan Map



The Property is located in the area comprising the Mesa Gateway Strategic Development Plan (MGSDP) (see Figure 4 on next page), which classifies the property in the Inner Loop district, which also allows a broad variety of land uses. The following goals envisioned in Mesa's Strategic Development Plan are fully met in THE BLOCK ON ELLIOT:

- Offering a high-quality, employment park development that is compatible with activities associated with Phoenix-Mesa Gateway Airport operations.
- Provides a mix of building types and industrial and employment uses, with an emphasis on technology, employment and clubhouse, retail uses that offer recreational and commercial services as well as different kinds of business growth.
- Supports compatible land uses proximity to the surrounding industrial zoning and canal buffer. The type of buildings proposed are supported by their proximity to the airport. This project will enhance the local economy relating to the transporting of goods delivered to and from East Valley Markets, as opposed to allowing the employment activity to occur in Phoenix with driving longer distances to reach the East Valley communities.
- Non-residential uses are proposed as encouraged in the MGSDP.

Figure 4 – Mesa Gateway Strategic Development Plan

Figures 5-6 below illustrate the existing and proposed zoning. The existing zoning is MC RU-43. The proposed LI PAD zoning fits the surrounding context with primarily employment uses on every side and the Flood Control District canal on the west that helps obscure views to the site.

Figure 5 – Existing Zoning Map

Figure 6 – Proposed Zoning Map

Pursuant to Zoning Ordinance Chapter 19, the Property is located in the Airport Overflight Area (See Figure 7 below) for the Mesa Gateway Airport and will comply with the requirements for such. Inasmuch as the site is approximately 1 1/2 miles away from the airport to the north, it is located in AOA 3 Overlay with a tiny notch in the AOA 2 Overlay. The proposed mix of industrial and employment uses are the very types of developments envisioned for the AOA overlay, which is the least restrictive in the Airport Overflight Area. This request will not have a detrimental effect on the airport but will provide stimulus and support for the airport's ongoing viability.

Figure 7 – Zoning Airfield Overlay Map

5. General Plan Compliance

THE BLOCK ON ELLIOT is consistent with the Vision of the General Plan because of the land use and economic conditions and the specific objectives this project will implement.

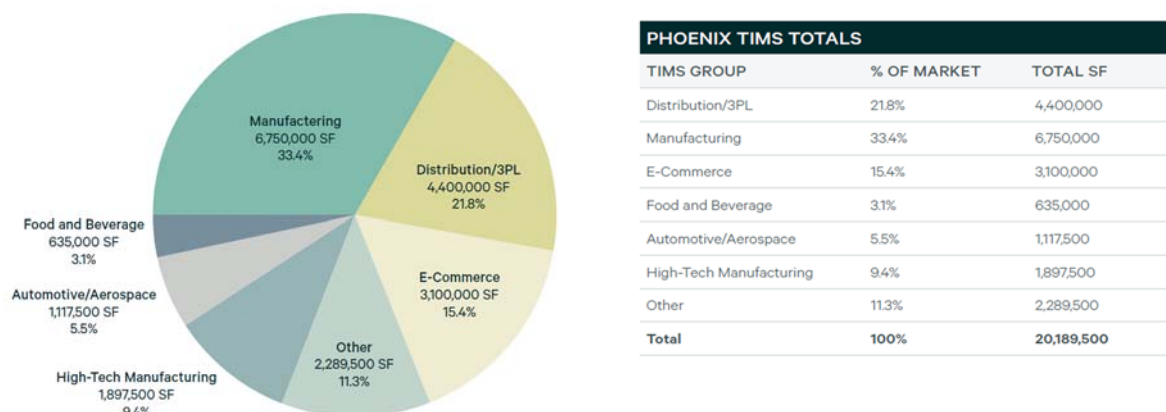
a. Market and Economic Conditions

THE BLOCK ON ELLIOT has been thoughtfully programmed to attract a mix of tenants that will contribute to robust growth in the local economy. Consistent with the Gateway Strategic plan, Market data supports the proposed development plan, which is designed for a mix of industrial-manufacturing-employment uses. Because of the uncertainty of the market and the demands of manufacturing users, a 60-40 mix is a general balance anticipated on the Property with light industrial and manufacturing serving as the primary use and warehouse-distribution options as a secondary use. It is noted that the distribution type of buildings often become occupied by manufacturing and industrial tenants as part of their logistics component.

In the past year, the Southeast Valley of the Metro Phoenix area has experienced growth in the industrial sector and good absorption rate. This development proposal positions the site to make Mesa competitive in that market because it is one of the few larger sites left. The site layout gives a broader spectrum of options for companies seeking to find a good fit at this location.

In the East Valley, spaces are not sitting vacant with the low 3.4-3.6% vacancy rates (CBRE, 2022). Looking at Mesa's expanding Gateway area, 2022 vacancy rates are at approximately 4.2% which is also very low, coming up off of last year's 1.7% rate. This proposal will fill the continued demand for employment uses in the Gateway Area, which is not far from new land being annexed into Queen Creek and Apache Junction and therefore competing for similar users.

Recent Activity in the Employment Market



Recent data suggests that the Phoenix, of which the East Valley is a major player, has experienced strong market for quality employment uses on the Property. Specifically, manufacturing has seen the greatest activity since the start of 2022. CBRE, a highly recognized brokerage and analytics firm, has identified a series of transactions in the East Valley. They have identified a number of manufacturing companies, such as an aerospace manufacturer, semi-conductor group, and a chip manufacturer, and a clean tech company seeking to locate in the general area within a certain

radius of the project site. The diagram below comes from CBRE's market snapshot:

Each company that Shopoff and CBRE work with has specific parameters and configurations needed to fit their company's operational program. Sometimes they need a building with a certain amount of office space, 32- 40 ft. clear height for their processes. They may also require adequate building space to house their processes and effective options for loading and deliveries on at one or more sides of a building. These areas will allow the companies to bringing goods into their processes and also transfer the finished product in increments to their markets. The shifting economic challenges with COVID and unstable retail demand in some sectors have created challenges that companies need to work through and implement in their site plans to survive. Impediments and shifts in the economy require flexibility and phasing plans in development plans and conceptual drawings for the economic sector to navigate the market dynamics.

In this changing environment, Shopoff has successfully worked with the industry's highest level end users to design for construction the kinds of employment projects necessary to function in today's highly competitive market. As delivered by the design group led by WareMalcom, proposed development plan includes the kind of site design that will help make this Property compete with companies Mesa seeks to attract to bring investment, business growth, jobs, and fiscal support for its growing base.

To provide examples of how site plans with features like the submitted plan end up in high quality employment users, the images below offer an illustration. These are buildings that began with comparable plans as provided in this request and ended up with high quality employment/manufacturing users.

Examples of Quality End Users with Comparable Preliminary Plans

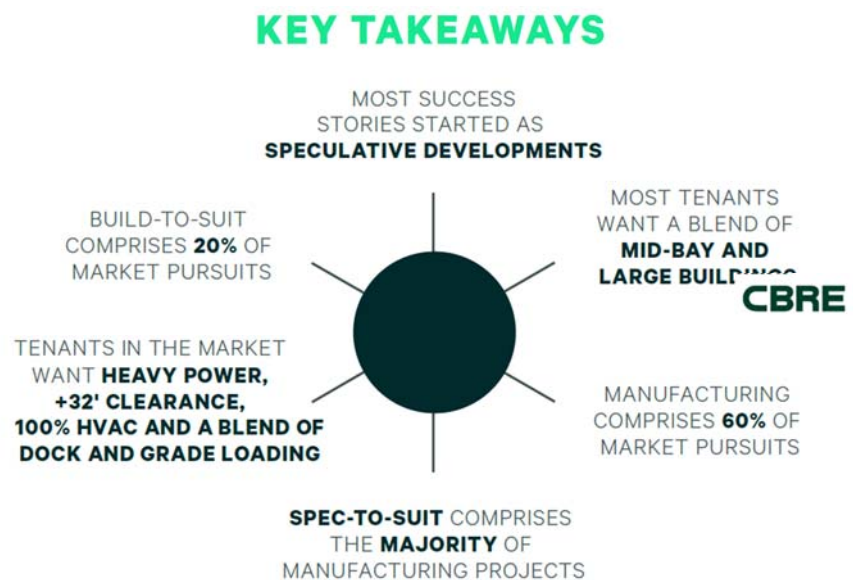


Companies require such a substantial amount of investment, they consider locating in a city with the kinds of parameters shown in the diagram below, which this zoning and site plan application

provides. In sum, buildings begin as conceptual site plans that provide the general location of buildings, driveways, parking facilities, landscaping, and entry monumentation. The plans include the functional parameters that companies look for. Adequate space and roof clearance, and dimensioning are some of the factors. Additionally, phasing and adequate room for long-term growth are factors companies look for in a plan so they can expand in place rather than locate elsewhere.

A majority of projects are set-up as spec buildings or build-to-suit opportunities. Larger buildings are needed to have adequate room to house the wide spectrum of activities that are needed in the broad employment market. For example, a cabinet or home goods manufacturer may want a large building with options to invest in semi office-showroom flex kind of space on the front and a place in the back for the product works and operations. A product manufacturer might need space for offices, a lab, equipment, and room for the manufacturing processes, and, finally, space for deliveries and logistics. Each company is different.

The preliminary plans and marketing plan aim to attract companies in the manufacturing and technology sectors.



Compliance with General Plan's Fiscal Policies

Elliot D. Pollack & Company is an independent, reputable third party company that performed economic and fiscal benefits studies for THE BLOCK ON ELLIOT. In their recent analysis, three estimates were produced for different kinds of industrial uses that could locate on the site, and assuming that retail-commercial would locate on a portion of the site and assuming 100% occupancy.

Under every scenario, the project estimates immense economic benefits to the City. Table__ indicate that that during construction alone, the development will generate 5,000-6,500 jobs (person-year measure) and total economic output ranging from \$730 Million to nearly \$1 Billion.

After construction, ongoing operations is projected to generate 6,500 to nearly 10,000 jobs and total output of \$ 1.7 Billion to \$2.2 Billion depending on what kinds of uses end up getting developed.

*Projected Economic Impacts****During Construction***

	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Construction cost	480,000,000	425,000,000	460,000,000
Construction Jobs (person-years)	6,500	5,000	5,800
Wages	410,000,000	310,000,000	370,000,000
Total Output	975,000,000	730,000,000	875,000,000

After Construction

	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Jobs	9,700	6,500	8,500
Wages	480,000,000	330,000,000	420,000,000
Total Output	2,200,000,000	860,000,000	1,700,000,000

Source: Elliot D. Pollack & Company, 2022

Fiscal benefits likewise are great for the project under every scenario. Forecasted revenues generated exceed \$57 Million regardless of the mix of Employment uses proposed.

Fiscal Benefits

Tax Revenues	1 Light Manufacturing	2 Warehouse Distribution	3 60/40 Mix
Construction Tax	\$42,000,000	\$36,500,000	\$40,000,000
Ongoing Operations Taxes			
Arizona	\$13,000,000	\$8,900,000	\$11,400,000
Maricopa County	\$8,100,000	\$5,200,000	\$7,000,000
Mesa	\$4,300,000	\$3,000,000	\$3,800,000
School districts	\$3,600,000	\$2,700,000	\$3,300,000
Special districts	\$1,000,000	\$800,000	\$900,000
Total Operations	\$30,000,000	\$20,600,000	\$26,400,000
Grand Total	\$72,000,000	\$57,200,000	\$66,400,000

b. Goals and Policies of General Plan

Mesa's General Plan designates the Property as both Mixed Use Activity District and Employment, which allow for some of the broadest variety of uses in a dynamic area of town. Clearly, the General Plan designation embraces the employment, office, and commercial contemplated in this

application. The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

- “The Mixed Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16).” Employment designation is planned “for a wide range of employment opportunities in high quality settings on 20 acres or greater.” (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed PAD complies with this intent. An approximately 267-net acre Property, the employment and commercial uses that will also service the region and help grow the local economy. Given the Property’s unique location nearby the Loop 202 Freeway, the City boundary, and nearby Phoenix-Mesa Gateway Airport, the project could attract visitors from all over the East Valley and broader area, especially from nearby Mesa, Gilbert, Queen Creek, and Santan Valley in Pinal County. The uses proposed include, distribution, industrial, office, retail, restaurant, and other compatible uses. Commercial zoning is preserved on the corner to enable opportunities for community commercial services that supplement the other commercial designations already available in the area.

This request addresses the following objectives of the Employment Character Area:

- Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

The development will provide a variety of employment opportunities, which is the centerpiece of this application.

- Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, warehousing, industrial, and office uses are permitted and proposed, consistent with the proposed underlying zoning and their permitted uses.

- Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses. (pg. 7-25)

As noted above, a compatible mix of industrial, employment, office, and similar uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses.

- Mixed use employment-commercial centers should have development features, such as a walkable environment, shaded pedestrian connections, common landscape theme, places and open spaces that create usable outdoor spaces. (pg. 7-25)

Common landscape and design themes are proposed in this PAD. It is designed to allow a mix of industrial/employment buildings with flex options with ancillary office components and options typical to this type of development. The site plan, by nature, focuses on truck circulation, and the appropriate amount of landscape buffers and pedestrian paths connect the parking areas to the primary uses and provide for site safety and a quality development.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

- Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

THE BLOCK ON ELLIOT is located at the intersection of two arterial streets – Elliot Road and Sossaman Road – and also the Loop 202 freeway. These provide a compatible location for the blend of regionally significant uses in the proposed development with access to multiple neighborhoods. Although there is no direct access to the Freeway at Sossaman Road, the project’s general vicinity to freeway visibility and access to the south supports the proposed land uses.

- Typical uses include specialty stores, offices, retail, restaurants, fast food pads, and compatible specialty uses. (p. 7-19)

Proposed are office uses fronting the freeway, and retail-commercial uses on land already zoned LC at the intersection corner. Spaces are available for specialty employment uses in the buildings in particular that front onto Sossaman Road and Elliot Road.

- A right mix of uses are provided that meet community and regional needs, including compliance with a specific area plan. (Plan Elements Goal, Character Areas Policy P4)

Proposed is a strategic mix of employment and commercial uses given the Property’s General Plan Character Area, proximity to the regional transportation corridors. It is important to craft a development plan suited to the specific and particular needs of employment and commercial end users in today’s competitive environment. This application is submitted by an experienced development group and a nationally recognized design team. This proposed plan demonstrates their awareness of the specific parameters sought for in this type of development sector, which will attract quality and stable companies that will bring needed investment to Mesa.

As indicated on the plans, site layout provides for compatibility internally and with respect to surrounding uses. Additionally, the Mesa Gateway Framework Plan policies are met, as provided in this narrative.

6. PAD Zoning and Site Plan Review

The purpose of this request is to rezone to LI and a PAD overlay for the overall Property. THE BLOCK ON ELLIOT brings a property that is located in unincorporated Maricopa County into the City of Mesa's corporate limits. Specific site plan review is requested for the entire Property, and the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City's required checklists.

The PAD overlay will increase certainty for the City and enforce a proposed conceptual plan and guidelines. This PAD will also create opportunities for creativity, flexibility, and consistency with Zoning Ordinance purposes and criteria to promote a quality, sustainable, and feasible development in today's unique economic climate. While preliminary design themes are presented for the PAD, actual architectural design will be determined during the Design Review process. Site Plan Review is also requested. Final architectural design may be different from this proposal, although it will be consistent with the guidance and standards in this PAD. Each phase of development will meet or exceed the standards of the Zoning Ordinance, except as modified in this PAD narrative and submitted documents. Conceptual plans, PAD development standards, and summary of the development's components are laid out in the sections that follow.

7. Permitted Uses

The land use regulations and allowed uses within this PAD will apply the City of Mesa's Light Industrial (LI) standards based on the current Zoning Ordinance as of the date of this application, in which manufacturing, drive-through facilities, and other employment uses are permitted uses in the published Zoning Ordinance.

8. Project Description

THE BLOCK ON ELLIOT is designed to become a premier manufacturing, technology, and employment park. The intent is to orient this proposal toward higher quality and higher paying jobs and companies seeking to invest in the City over the long term. The development has been designed to attract and maintain a diverse grouping of high-end client types. Building and site elements are holistically programmed into a cohesive whole. Site landscaping unifies the various features and consist of perimeter landscaping with emphasis on the arterial streets and site entrances.

The site design consists of 8 building sets and 2 phases set for future development, which overall are intended to be built over three overall phases with building configurations that cater to the competitive employment industry.

Site access will occur in two primary entries on Elliot Road and two primary entries on Sossaman Road with depths and landscaped medians that exceed standards. Buildings are orientated with loading areas that are located beyond the arterial-facing buildings to obscure views into them. Walls surrounding the loading areas will comply with city standards.

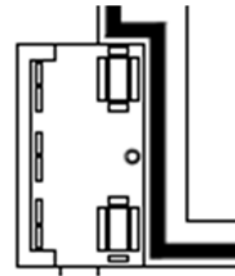
Open Space and Recreational Features – Common open space is designed to comply with City standards. Provided open space areas are approximately 100% more than required. Each phase of development will incorporate open space, landscaping, and amenity features to provide an enhanced environment for users of the project. Common areas for employees are located at each building with recreational facilities and amenities. For example, proximate to the entryways are roll-up doors and covered employee areas in a unique space that transitions from the indoors to the outdoors (see image below). These areas will include shade canopies, landscape, hardscape, sitting areas, and other features that provide for the comfort of onsite employees.

Conceptual Plan – Employee Amenity Areas



Typical Plan View:

Sitting Area, tables, shade, trash receptacle, planters surrounding landscaping



Table/Bench: Manufacturer: Anova Furnishings
Line: Canyon Finish: Thermory Gabion

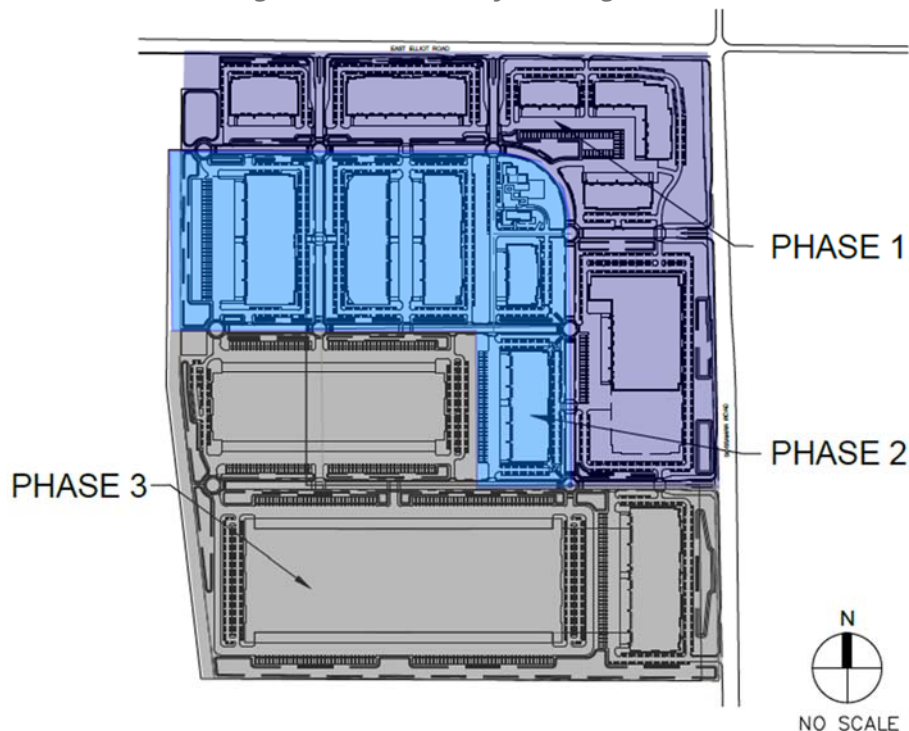
A unique, enhanced feature has been introduced into this project with clubhouse retail and recreational uses that will serve employees in the business park. Retail Buildings A and B will include interior amenities and services (approximately 19,000 SF), and outdoor common open space that will be useful and provide enjoyment for the employees and visitors to the site. Some of the amenities include meeting spaces, exercise areas, trees and landscaping, all designed to contribute to a sense of community for the development. Some of the indoor uses include a fitness center, café, restaurants, and possible recreational amenities that will directly benefit employees and visitors to the area. The preliminary plan view on the next page depicts the layout of Buildings A and B and the preliminary open space between them.

recesses, horizontal and architectural elements that have been carefully considered and placed to promoting aesthetics while being integral to the building form.

9. Phasing

Development phasing and timing will be based upon real estate market conditions. At this time, it is estimated the project will be developed in three general phases as shown in Figure 8 below. Within each phase, buildings could be developed in sub-phases depending on the tenant.

Figure 8 – Preliminary Phasing Plan



Conceptually speaking, Phase 1 includes the buildings closest to the intersection and include Buildings 1-3 and 7. Buildings 4, 5 and 6, which are more central to the site, will be included in Phase 2. The remaining, less visible buildings and future development parcels and phases are proposed for Phase 3. This anticipated phasing could change depending on unpredictable factors and market conditions, which amended phasing will be provided to the City prior to permitting for each phase. The timing and scope of arterial street improvements will be defined by the adjacent phases of development. Each project phase will provide for adequate access and circulation, drainage, and retention, as well as landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be provided to the City, which will accommodate for the development of efficient infrastructure facilities between phases.

10. PAD Development Standards

The requested PAD overlay is a tool designed to protect a project's quality design and to encourage creativity and flexibility in design that will implement the General Plan objectives and purposes of Zoning Ordinance. THE BLOCK ON ELLIOT will adhere to these policies and objectives and will offer many benefits to the City of Mesa and its residents, which meet the criteria for PADs. The development standards for this PAD will be as provided in the Mesa Zoning Ordinance, with the exception of a few modifications shown in **bold and underlined** in the right column of Table 3 below. This section applies to the Property's north portion only.

Table 2 – Modified Development Standards

Standard	Zoning Ordinance Standards	Proposed PAD Standards
Min. Building Height (ft.)	40	<u>65 ft.</u>
Max. Non-permeable surface	90%	Complies
Min. Landscape Buffer between Retail and Industrial (ft.)	15	Per plan with clubhouse retail integrated into the development plan
Interior Parking Lot Landscaping, 11-33-4-A	Applicability. The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. Exception: They do not apply to vehicle / equipment storage lots or vehicle and equipment sales lots.	<u>Proposed:</u> Applicability: Same as the standard. <u>Exception: Does not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.</u>
Foundation Base at main entrances, 11-33-5-A.1.a.i	Typical Building Entrances. An additional foundation base shall be provided at the entrance to create an entry plaza area. The Plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.	<u>Building plazas are being provided at the front of each building.</u> <u>A shared entry plaza may count toward this requirement.</u> <u>Additionally, to better serve each building tenant and visitors, multiple plazas are being provided.</u>
Parking, 11-32-3	Warehouse: 1 space/900 Industrial: 1 space/600 Clubhouse Retail: 1 space/375 SF	<u>Industrial/Warehouse/Manufacturing 1 space/900 SF</u> <u>Clubhouse Retail: 1 space/375 SF</u>

Justification and Support for PAD Standards:

Building Height – Proposed is a maximum allowed 65-foot building height standard, which permits development of higher quality employment and office buildings with clear space and elevations that exceed typical standards for these types of developments. Based on experience, the additional height is typical for additional opportunities for architectural treatment and multi-story buildings, taller ceilings, specific manufacturing elements that form a small part of a plan, and special architectural treatment. Proposed building heights are also needed to accommodate the slopes on roofs to drain and the required parapets and architectural variation.

Not all the buildings and every portion of the building is anticipated to achieve the maximum height. Many of the buildings are expected to be closer to 45-50 feet. The modified standard is designed for parapets that effectively screen equipment and allow for variations in roof height for architectural interest and, where applicable, multi-story design for the specific kinds of unique jobs-based land uses.

Interior parking lot landscaping – To the extent necessary, this modified standard is designed to clarify that foundation base landscaping is not expected in areas internal to the site in the truck logistics and loading areas. This standard is justified by the unique site layout that buffers and screens loading areas from the perimeter streets, and to enable the project to function with respect to the logistics of distribution land uses. Further, proposed perimeter landscaping in many instances exceeds standards, more than making up for the difference.

Foundation Base at Primary Entries – In support of this standard, the varied type and number of tenants that locate within industrial buildings justify a modified standard unique to the type of buildings proposed in this application. Shared landscape areas and providing an appropriate number of entries will provide adequate design detailing, landscaping, and hardscape at appropriate intervals on the buildings proposed. In some instances, the entries exceed the square footage requirements, which provides an enhanced design.

These deviations are supported by the project's unique location and layout, and also situations where the project exceeds standards, such as building setbacks and landscape setbacks. Where only 15,000 of public open space is required, where in some instances, more is provided than is required. The quality of the recreational uses is evidenced in the special allocation of the clubhouse/retail parcels that are integrated into the project. Unique roll up doors are placed near the building entrances that create a unique landscape/hardscape setting for employee use. Also, the project's developed area is below the maximum allowed 90% impervious lot coverage it incorporates the benefit of light and space and increases compatibility with the surrounding uses.

Parking Standards – 1 space per 900 sq. ft. is provided for the industrial/manufacturing uses, which is common and practical for this type of employment/distribution use and the economy of scale that warrants reduced employee parking per square foot. 1 space/375 is proposed for the clubhouse retail buildings given the pedestrian plan and proximity of the surrounding buildings that this use will serve. The proposed parking standard is further justified by providing 4 enhanced, median-divided landscaped entries at more than the typical 1-2 main entrances. The site plan right sizes the parking areas, breaking them into smaller areas. Site layout evenly

distributes parking and maintains no more than 2 rows between buildings, which makes the project more pedestrian friendly. The enhanced access points have more depth than required, more landscaping, better access, and a more prominent sense of entry at additional locations.

11. Conceptual Design Themes

While detailed design will be addressed during Design Review, THE BLOCK ON ELLIOT will meet or exceed the standards and guidelines of the City for employment uses. It will offer a cohesive and quality design character applicable to this dynamic area. Throughout the development, design elements in terms of architecture, landscaping, walls, lighting, and hardscape elements will be appropriately integrated, albeit characteristic of each specific use, and will evoke quality themes that will assist in defining the overall character and theme. The following categories provide guidance for future development on the Property.

a. Character and Image

- Buildings will include special design features and articulation on the street-facing facades and building entries with the elevation facing the streets without and emphasis on leading areas.
- Massing of buildings will be varied to provide interest and options for quality employment uses. Generally, the larger buildings will be positioned on the southern and western portions of the site. The goal is to provide for a majority of light industrial-manufacturing-technology users as a primary use and cross-dock warehouse-distribution as a secondary use constituting no more than 40% of the total planned building area.
- Design elements, colors, and materials will reflect the commerce and employment themes of the character of the Mesa Gateway area in which the site is located with a reasonable amount of efficiency with consideration of the buildings' scale.
- Buildings will be part of a cohesive planned area but not monotonous in design and will allow for design and free expression for a specific user. Vertical and horizontal design elements, such as changes in colors and materials, shadow, and/or other architectural treatment will be incorporated into the buildings to break-up the appearance of the exterior facing wall planes.
- Project design will be intended to create a distinct theme for the project to evoke a quality sense of place.
- While some phases of development are planned for Design Review at a future date, as guidance for future development, building design, and project themes will be consistent with the nature of the use, but possessing design elements will be complementary with one another.

b. Landscaping and Open Space

- While some phases of development are planned for Site Plan Review at a future date, as guidance for future development, their entry features, perimeter landscaping, and

project themes will be consistent with the nature of the use, but possessing design elements will be harmonious with one another.

- Open space amenities in terms of placement and overall quantities will comply with the minimum amounts set forth in the Zoning Ordinance. Enhanced indoor recreational amenities can count towards these requirements and be consolidated on locations such as buildings A, B, and C on the site plan. These areas may offer services and amenities that enhance the work environment for buildings within this PAD.
- The site plan and landscape-open space exhibits submitted with this PAD indicate how the proposed landscape plan incorporates open space amenities and hardscape for the enjoyment of employees. They will be situated with convenient access to the buildings and will include elements such as metal shade awnings composed of colors and materials that are consistent with the architectural character of the.
- Live landscape material will be maintained in perimeter landscaping and internal areas.

c. Building Layout and Design

- Rear-loaded buildings are planned along the industrial project's exterior elevations, which places loading areas where they will be screened and de-emphasized from public view. Building arrangements maximize opportunities for a variety of types of industrial and employment uses that will diversity the employment base.
- Buildings are designed to suit the detailed expectations of companies in today's dynamic employment market with respect to design, building layouts, logistics, docking, building massing, space configurations, site access, landscaping, etc.
- Primary building entrances and design features will be clearly defined at specified locations with elements such as architectural definition, façade articulation, and storefront designs fronting public streets. Glazing and interesting textures and layering of architectural elements will produce an enhanced and distinctive character.
- Exterior elevations will be varied and broken up consistent with high-quality architectural design with clean, but aesthetically pleasing articulation and features.
- Appropriate separation between buildings and the building coverage that is below the maximum will embrace the benefits that light, air, and space bring to a project.
- Building setbacks will be maintained and exceeded in some instances as part of the PAD, which will allow room for landscape vegetation to thrive along the public pathways, promoting a quality experience.
- Roof elevations will create architectural interest in the exterior elevations, consistent with the industry expectations and tailored to the type and scale of each use proposed in each building.

d. Circulation, Loading, and Parking

- Loading and service areas are located non-street facing elevations.

- Screening walls and landscaping will screen any parking areas between the street and buildings.
- Landscaped strips and sidewalks will create a barrier between parking spaces and the buildings at specified locations, with the exception of truck loading areas.
- Parking areas are distributed throughout the Project may be located in front of buildings to promote ease of access to each use to separate them from the loading and work areas. Layouts will be consistent building arrangements along arterial streets, and site layout consistent with sustainable industry practices.
- Pedestrian paths will be provided to facilitate access to the building entries and incidental offices to the flex-employment uses. Pathways will be directed toward the building fronts and employee parking areas, not the truck-access locations in the employment zones to encourage pedestrian safety and comfort.

e. Walls and Monumentation

Project walls and monumentation, will comply with zoning standards, except as modified in this PAD. Screening walls and/or landscaping will block views to and from loading areas, and parking screening walls will be designed to incorporate the design character of the project. Any signage modifications will be submitted for consideration in a future Comprehensive Sign Plan. The intent is to provide wall design and signage consistent with the character of the project that provides for screening, identification and visibility for signage, and site safety. Monument signs and walls will coordinate with the perimeter landscaping and will form a critical element of a quality entry.

12. Site Plan Review

The Block on Elliot meets or exceed MZO Standards and the Mesa Quality Design Guidelines, as modified in this PAD. With the approval of this PAD, any future site plan reviews design reviews for the future development phases will not proceed to the Site Plan Review public hearing for final approval, but will be treated through the City's administrative Site Plan Review process, as outlined in the current Mesa Zoning Ordinance Section 11-69-4 regarding eligibility for Site Plan administrative approval. All other parcels as submitted in this application will follow the standard Zoning Ordinance requirements for Site Plan Review and are included in this site plan request. Any future development will be consistent with the overall development as outlined in this PAD.

13. Preliminary Plat

The Preliminary Plat is submitted in concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process. The table below summarizes the area of the lots on the preliminary plat. Private drives, cross-access easements, and drainage areas will be dedicated in easements consistent with subdivision requirements.

Parcel Summary

Parcel #	1	2	3	4	5	6	7	8	Total
Area (AC)	9.52	13.06	25.68	20.48	36.18	50.30	29.43	82.13	266.77

14. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area and both Cox and CenturyLink for telecommunications.

Utility improvements include water and sewer mains in the Elliot Road and Sossaman Road corridors and on-site sewer mains, water mains, and fire hydrants which will be designed to City of Mesa standards and guidelines and located within water/sewer easements. The water system will tie into existing 12-inch City of Mesa services at 2 possible locations in Elliot Road and 2-3 points in Sossaman Road to provide for redundancy and the required loop of services. The proposed sewer main will tie into existing City of Mesa infrastructure at the existing crossing of the Flood Control channel at the center-west portion of the development. Onsite sewer lines will be 6-8 inches and will comply with engineering standards.

On-site and off-site stormwater will be managed according to City of Mesa design guidelines and will be coordinated with the Arizona Department of Transportation and Flood Control District of Maricopa County for approvals. The Property is not located in a floodplain as it is in Zone X on the FEMA Flood Insurance Rate Map. The natural grade is a relatively flat agricultural topography that drains to the west. Onsite retention is planned to cause runoff to drain away from buildings and ultimately into catch basins and retention basins. Offsite retention will comply with standards where runoff will be directed to retention basins, as provided in the preliminary grading and drainage plan and drainage report.

15. Conclusion

THE BLOCK ON ELLIOT implements the vision and objectives of the Mesa General Plan for this employment designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.