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October 2, 2020

To: **City of Mesa Planning Department**

Subject: **Morris Office Building**
5520 E Baseline Road
Mesa, AZ

Project Narrative

General
This project was recently approved through Design Review and Site Plan approval process. The owner's now have specific users that require alterations to the site and building design. The revised Morris Office Building is similar to what was approved in that it will be a new single-story multi-tenant facility and intended to serve General Office and Medical Office sector. The facility will be approximately 16,000 sf and located on 2.26 acres. The property fronts Baseline Road with a single- entry drive serving the site. Adjacent property to east is LI Zoning with RM-4 PAD zoning for the balance or surrounding adjacent site uses.

Site Design
The proposed site has narrow frontage with only one entry drive that is feasible. The 2-building concept was revised to be located along the west property line with the entry drive located on the east. The buildings are located at the front of the site with a parking drive with convenient parking for daily use. The balance of the parking continues to the north and opens to a larger field of parking that allows trash and fire truck maneuvering. Covered employee parking is located at the NEC of the site. As noted, the theme for the site is to push the buildings forward to provide as much frontage exposure as possible and mitigate parking field exposure at the street. The proposed use is consistent with the designated uses and the building architectural features comply with the design guidelines and City of Mesa development standards.

Surface retention storage is provided along the perimeter of the site and integrated with landscape treatments. Trash enclosures are located near the rear of the site and are not prominent in the site design however well designed with required enclosure walls matching the building main materials and provided with painted steel deck gates that provide total screening.

Key landscape design materials were selected to reflect the architecture with Mediterranean Fan Palms along main drive. Generally, plantings are formal patterns to reinforce the architecture. Glorious iron urns flank the entry towers to further reinforce point of entry. A section of turf area is provided at the rear of the site separating the parking field to provide a green respite area.

All landscape items will adhere to the City of Mesa landscape standards, such as minimum plant size and quantities for parking areas, foundation base areas and streetscape landscape areas.

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Building Design

The building design comprises of two building forms that are identical but mirrored on the site. With the narrowness of the site the mirrored forms provide interest and variety with the use of tower features at the site entry and parking approaches. The tower elements are detailed with pyramid roof elements and articulated facade details. The tower further extenuates the positions of 2 large cast iron urns secured by the owner for a pedestrian level detail. The facades are articulated with formal archway elements that are projected from the building plane and finished in precast concrete, Cantera Stone or Exterior Insulation Finish System. The glass entry systems are recessed with black anodized frames and lighted with soffit lighting. The mansard standing seam roof is a green patina color that contrasts with the exposed concrete block.

The façade is articulated on all sides of the building to integrate with the site parking and pedestrian approaches to the building. The general building materials consist of 3 different colors integrated with score lines, façade undulation and articulated arch details with contrasting material applications and standing seam roofs.

Building mounted signs are not proposed for this project. The site will have a monument sign identifying the tenants with graphic text and logos will be allowed on the glass entrances a prescribed by the owner's sign guidelines.

On behalf of Morris Office Building Partners

Sincerely,

Vincent P. Di Bella

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