

# SIHI - 269 Mesa Ray – “View 202” Design Review Submittal 12/07/20 PROJECT NARRATIVE

## **Introduction**

SIHI ( Sunbelt Investment Holdings Inc ) Plans to develop VIEW 202 as part of the approved Mesa-Ray 269/ Zoning Case # ZON18-00483 approved by City Council on 6/01/2020. The overall property has been rezoned to establish a PAD overlay to allow for the development of a horizontal mixed-use development in conformance with the Mesa General Plan and associated Sub-Area Plans and is comprised of three land uses ...Retail/Commercial fronting Ellsworth Road, Multi-Family in the center of the site, and Light Industrial (Parcel “A”) on the western portion of the site. This application is for the industrial portion of the site (Parcel “A”) and associated roadway and infrastructural improvements.

The site is located on the southwest corner of Ellsworth Road and Starfire Avenue and the AZ-24 freeway corridor in Mesa, Arizona, approximately 1,500 feet north of the Ray Road and Ellsworth intersection, and is currently vacant land.

Parcel “A” of this phased development consists of approximately 45.7 acres along the western portion of the overall development and will house the light industrial as part of the mixed-use project.

SIHI ( Sunbelt Investment Holdings Inc ) is requesting phased site plan and Design Review approval for five single-story speculative industrial shell buildings on Parcel “A”, ranging in size from approximately 100,000sf to 150,000sf with associated truck court areas in accordance with the approved Mesa-Ray 269/ Zoning Case # ZON18-00483.

Phase I scope includes infrastructure and roadway improvements noted below and two buildings of approximately 100,300sf and 143,200sf and associated truck court areas. It is anticipated that both buildings will be constructed in a single phase. However, depending on market activity it may require only one building be constructed during Phase I. Phase II will proceed in the future, in tandem or concurrently pending market activity.

## **Site Improvements – Phase I and Parcel “A”**

### *Site Plan and Site Circulation:*

The Site's main access point will be from an existing signalized intersection at Ellsworth Road and the Point Twenty-Two Boulevard alignment. This intersection provides for full vehicular turning movements and includes pedestrian crosswalks providing a connection to the Eastmark community east of the Site. A new second access point for the community will be provided along Starfire Avenue which will run along the site's northern boundary. With a reconfiguration of the center median in Ellsworth Road, the intersection of Starfire Avenue and Ellsworth will allow for full turn movements, but no signal will be provided. A third right-in, right-out access point will be provided along Ellsworth Road in the future, directly into the commercial center of the overall development as that development progresses. All roadways associated with this development will be built to City of Mesa standards at the time of development.

The site plan promotes pedestrian connectivity and walkability throughout the mixed-use development. Sidewalks will be provided along Ellsworth Road, Starfire Avenue and Point Twenty-Two Boulevard to bring pedestrians from the perimeter of the property into the development. Internal pedestrian connectivity is provided within the development, offering connectivity throughout. Pedestrian and bicycle improvements will be provided throughout the development in accordance with City of Mesa requirements and the approved PAD.

### Truck Court / Dock Areas

The site plan for parcel “A” is designed to segregate office areas and vehicle parking from trucks and loading functions. Primary façades for each building face the exterior of the development and provide attractive storefront designs visible from perimeter roads and adjacent properties. All loading docks and service areas will be located internal to the development, screened and out of view from adjacent uses and ROW’s.

### **Landscape Design and Stormwater Retention**

Retention and open space will be located within and along the perimeter of the Site. Building placement on site and landscaping play an important design role in addressing the “Human Scale” issues typical of these building types and in limiting impact to public views from ROW and adjacent properties.

Buildings for this development are 110’ – 160’ feet from all property lines and ROW, includes 40’ – 68’ landscape buffers at the property line, effectively screening buildings from pedestrian vantage points. Internal parking adjacent to the building and screened from public view, further contributes to reducing building scale.

Landscaping materials are consistent with native plant materials found in the region, are drought tolerant, utilize drip irrigation, and contributes to the reduction of heat island effects.

A comprehensive looped recreational trail corridor with rest nodes is provided around the entire industrial development, offering a unique recreational opportunity for employees, residents, and visitors. Consistency of streetscape design along Ellsworth, Point Twenty-Two and Starfire visually ties the developments together.

### **Building Design, Alternative Design Criteria and Minor Pad Amendment**

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of the project that are not in strict compliance with design standards:

- Sections 11-7-3-B-2(a) for wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element
- Section 11-7-3-B-5 of the MZO utilizing not more than fifty percent (50%) of the total façade being covered with one (1) single material.

The alternative design criteria proposed are aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives as described below and the City's General Plan. In addition, they meet market expectations critical to the success of this project and provide maximum benefits to all stake holders.

The project team also seeks approval of a minor PAD amendment for the primary paint color of the buildings.

### **Overall Building Design Concept**

The conceptual plan for Parcel “A” and Phase I has been thoughtfully designed to minimize the impact on adjacent properties, achieve a high quality, appearance, incorporates pedestrian connectivity and provides excellent vehicular access.

The design of building facades, consistent with the approval zoning case and Mesa Ray Design Guidelines, will provide flexibility to create primary tenant entries at the building. The facilities require flexibility to accommodate several tenants should the future market demand it over the life of the building. The publicly visible facades include offsetting construction and varying parapet heights among other elements consistent with Mesa’s design guidelines to create visual interest and reduce massing. Also provided are high-performance glass storefront systems, varying canopies, a mix of warm gray complementary color tones, along and a series of reveals and punched openings that break down the mass of concrete tilt-up buildings. Additional design attention has been paid to non-publicly viewed facades to provide an enhanced and comprehensive design concept on all sides of the buildings.

Future Buildings 3, 4, and 5 façade treatments will be consistent with those of buildings 1 and 2 for consistency of design throughout the development. Future buildings will be submitted for design review as required.

### **Building 1:**

Per Mesa design guidelines, materials selected for this project are durable, high-quality, and appropriate for this project type and climate.

East, north and south building facades can be viewed from adjoining property or ROW and generally conform with the requirements of 11-7-3-B-2(a) of the MZO and the approved Mesa Ray Design Guidelines. Elevations contain changes in plane, varied parapet heights, multiple textures, reveals, various paint colors, aluminum framed windows, glazing, vine trellises and two canopy types at entries.

West facade is approximately 1,700’ east of AZ 24 and faces internal truck courts and parking. Façade will be sufficiently screened from AZ 24 by site walls along AZ 24 and by buildings 2 and 5 at full buildout of the development. West façade is not required to comply with 11-7-3-B-2(a) of the MZO.

In recognition of project phasing, the west facade contains proposed enhancements. Reveals, paint schemes, alternating parapet heights, varying door heights, enhanced masonry corner conditions to complete north and south building facades, providing consistency of design throughout the development and temporary views from ROW.

### **Building 1 Alternative Compliance:**

East facade varies from strict compliance with the requirement that wall lengths exceeding 50’ include at least two (2) design elements as occurs at the four potential mezzanine areas (with double stacked window elements). Window spacing, pilaster dimensions and lintel conditions above windows are appropriately scaled for the proportions of the building, add to the overall

design balance of the façade, and are coordinated with potential mezzanine locations on the interior of the building.

North and south facades are similar in design, with mezzanine/double-stacked window elements exceeding the 50' limit. Like the east elevation, window elements are offset from the primary façade and are symmetrical about the corners of the building. The central portion of the façade exceeds the 50' limit. This portion of the façade contains lattice work and vines to bring a human scale to the façade at the pedestrian level and creates a proportional design transition from the east and west facades, the layout of which results from structural and programmatic needs of the building.

Visible facades exceeding the 50' limit, range from 15'-7" to 34'-0" over the prescribed maximums. Please refer to colored building elevations for locations and dimensions at facade.

## **Building 2:**

Per Mesa design guidelines, materials selected for this project are durable, high-quality, and appropriate for this project type and climate

North building facade can be viewed from adjoining properties or ROW and generally conforms with the requirements of 11-7-3-B-2(a) of the MZO and the approved Mesa Ray Design Guidelines. Elevations contain changes in plane, varied parapet heights, multiple textures, reveals, various paint colors, aluminum framed windows, glazing, vine trellises and two canopy types at entries consistent with building 1 design elements.

West (facing AZ 24) and east (facing building 1) facades have been embellished to include the same treatments as the north and south facades of building 1 as noted above. The additional design treatments along the east façade are not required but provide consistency of design throughout the development.

South elevation is approximately 570' north of the adjacent property to the south, faces internal truck courts and parking, will be screened from view at full buildout of development and is not required to comply with 11-7-3-B-2(a) of the MZO.

In recognition of project phasing, additional design treatments are proposed on the south façade. Additional design elements include clerestory windows, varied paint schemes, alternating parapet heights and enhanced corner conditions to provide consistency of design throughout the development and temporary views from adjacent properties and ROW.

## **Building 2 Alternative Compliance:**

North facade varies from strict compliance with the requirement that wall lengths exceeding 50' include at least two (2) design elements as occurs at the four potential mezzanine areas (with double stacked window elements). Window spacing, pilaster dimensions and lintel conditions above windows are appropriately scaled for the proportions of the building, add to the overall design balance of the façade, and are coordinated with potential mezzanine locations on the interior of the building.

West façade is consistent with building 1 north and south building facades, with similar double-stacked window elements. Like the north elevation, mezzanine/window portions are offset from the primary façade and is symmetrical about the corners of the building. The central portion of the west façade also exceeds the 50' limit. This portion of the façade is provided with lattice work and vines to bring the façade to a more human scale at the pedestrian level, to create a proportional transition of design from the north and south facades, and is a result of structural and programmatic needs of the building.

Visible facades exceeding the 50' limit, range from 34'-0" to 38'-9" over the prescribed maximums. Please refer to colored building elevations for locations and dimensions at facade.

### **Building 1 and 2 Alternative Compliance:**

Per Section 11-7-3-B-5 of the MZO, buildings and structures, no more than fifty percent (50%) of the total façade may be covered with one (1) single material.

The project is seeking acceptance for the predominant use of precast concrete tilt panel construction.

Projects use of precast concrete tilt panel construction includes various paint schemes, reveals, changes in plane and elevation heights. Exceeding the 50% use of precast concrete tilt panel construction is consistent with projects of this type, as the perimeter construction also serves as load bearing construction supporting roofs.

Exception to the use of precast is limited to applied decorative concrete masonry, aluminum door and window penetrations, and glazed curtainwall systems at building offsets. Alternative materials to reduce the amount of concrete panels would require inappropriate amounts of applied materials such as an exterior finish on top of the structural concrete panels. This would negatively impact leasing and is counter to market demands and expectations for such facilities.

Please see below for a percentage breakdown of materials for facades visible from ROW and adjacent properties as currently designed:

### **Building 1**

#### **East Façade:**

Precast tilt Panel:	71%
Glass:	25%
Trellis:	3%
Steel Patio Cover:	1%

#### **North and South Façade:**

Precast tilt Panel:	72%
Glass:	9%
Trellis:	7%
CMU:	12%

### **Building 2**

#### **North Façade:**

Precast tilt Panel:	74%
Glass:	24%
Trellis:	1%
Steel Patio Cover:	1%

#### **West Façade:**

Precast tilt Panel:	77%
Glass:	10%
Trellis:	5%
CMU:	8%

**Minor Pad Amendment:**

Section 2a of the Ellsworth & Point Twenty-Two Design Guidelines establishes the approved primary color and material palettes. Ownership is seeking an administrative Minor PAD Amendment to amend Section 2a to add “Silver Spoon” #DE6366 to the approved primary paint color palette, Field Colors.

**Summary**

The Site Plan and Design Review approval will enable the first phase of this dynamic, horizontal mixed-use development within the Mesa Gateway Strategic Development Plan area that features a mix of uses consistent with the General Plan and associated Sub-Area Plans.

The design has been thoughtfully laid out to provide connectivity and compatibility, while ensuring appropriate buffers to protect all users within the development. The proposed development will benefit future users and the community by providing a diverse set of uses that are all in high demand within this high growth area.