



December 21, 2020

City of Mesa Planning Department
55 N. Center St.
Mesa, Arizona 85201

Re: ZON20-00738 & DRB20-00826
Gateway Commerce Center
7132 E. Seaver Avenue, Mesa, AZ
Parcel numbers: 304-30-046, 304-30-045, and 304-30-044. Lot consolidation is underway.

Project Narrative

Wetta Ventures, LLC ("Wetta Ventures"), plans to develop approximately 10.50 gross acres of vacant land located at 7132 E. Seaver Avenue. The Parcel numbers are: 304-30-046, 304-30-045, and 304-30-044. The Property is currently located within the city of Mesa and is zoned L-I (Light Industrial) which permits by-right light industrial uses, including warehousing, distribution, manufacturing, and storage. Immediately surrounding properties/land include: Loop 202 (Santan Freeway) to the north; vacant L-I land and the Potato Barn to the east; two industrial and warehouse/distribution buildings (Print.Save.Repeat) to the south zoned L-I Light Industrial and the Arizona canal; a vacant land zoned L-I Light Industrial to the south. These properties are all within the "Ray Road Commerce Center". The Ray Road Commerce Center has additional CC&R's related to industrial project design and development.

Established in 2012, Wetta Ventures is an Arizona real estate investment and development company that specializes in discovering opportunities for new commercial and industrial developments that have the potential to provide a positive impact on the surrounding community. Wetta Ventures focuses on pursuing development opportunities of all product types that provide the surrounding community and city with a high-quality product. In Mesa, Wetta Ventures recently completed a 52,000 square foot hangar for commercial aircraft maintenance, repair, and overhaul ("MRO") on a 3.70 AC site at the Phoenix-Mesa Gateway Airport.

Industrial Project Overview

Current zoning is light industrial (LI) with a PAD and Airfield overlay. Wetta Ventures is proposing to develop the Property as a light industrial development. The current zoning designation of L-I allows for a light industrial development comprised of warehouse and distribution buildings and manufacturing. The property will have a single building of approximately 146,900 SF. The Class A building is expected to have a clear height of 32 Feet and have truck wells and grade level overhead doors. Two truck driveways are provided with a separate vehicle driveway to provide separation of truck and vehicle traffic. The loading dock area is on the north and is fully screened by 8'-0" high masonry walls. The north elevation is visible from Loop 202. Two employee amenity areas have been provided at the North property line, on either side of the walled yard. These landscaped areas have concrete paving for ADA accessibility, tables and benches, permanent shade umbrellas, trash/recycling receptacles, and landscape lighting. Sidewalks are provided on 3 sides of the building for safe pedestrian circulation. Pedestrian crosswalks at drive aisles are highlighted by use of colored concrete. Raised planters are provided at the building entrances.

Site Plan

Architectural site plan, enlarged plans and details are included in this submittal. Setbacks, foundation planting areas, parking screen walls, turning radii, parking counts/ island spacing, and lot coverage requirements have been addressed.



Parking Special Use Permit (SUP)

Per Table 11-32-3 (A) of the MZO, 318 parking spaces are required for an industrial building of unspecified use. We respectfully request a Special Use Permit (SUP) to reduce the number of parking spaces from 318 to 241. The Parking Analysis performed by Southwest Traffic and Engineering is included in this submittal supports this reduction.

Maximum Building Height Special Use Permit (SUP)

Per 11-30-3 of the MZO, the maximum building height in LI district is 40'-0". We respectfully request to increase the building height to 43'-0". This is necessary to provide the market-driven requirement for 32'-0" clear height inside the building. The 40'-0" height limitation does not provide enough parapet to fully screen roof-mounted mechanical equipment in the future tenant improvements. Refer to Building Section for additional information.

Landscaping

Landscape plans have been provided meeting MZO requirements, including increased landscape area at Public Entrances. Refer to Architectural Site Plan for areas provided. The 15' foundation base planting has been reduced to 12' for approximately 50% on the south side of the building. This allows us to comply with the Fire Department's requirement for a fire apparatus road on the front of the building. The increased landscape areas at building entrances compensate for the reduced foundation base planting.

Building Design, Alternative Design Criteria Section 11-7-3-B-2(a)

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 this industrial 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

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 industrial project and provide maximum benefits to all stake holders.

Building Design Concept

The proposed building is designed for 1 to 4 tenants, with 2 corner entries and 2 entries at the center. The Light Industrial use of the building prefers to have walls uninterrupted by windows in the warehouse portion of the building. Glazing has been provided in the 4 offices areas, including high "second story" windows. Clerestory windows have been provided in warehouse areas to allow natural daylight and break up the facade. In lieu of window along the front of the building, we have provided visual interest with multiple textures in the concrete tilt panel walls, trellises with climbing plants, raised planters, and canopies at the full height storefront glazing at the office areas. Two-level steel canopies and cornices highlight the building entrances. The canopies, cornices and windows have been carried through to the north corners giving visual interest to all four sides.

The facades include offsetting construction and varying parapet heights among other elements consistent with Mesa's design guidelines to create visual interest and reduce massing. The south elevation has an additional 3' step in and out providing greater articulation and shadowing. We have also provided high-performance glass storefront systems, trellises, varying canopies, a mix of complementary colors, textures, reveals and punched openings that break down the mass of concrete tilt-



up buildings. We do have portions of the building that are longer than 50' without changing plane, parapet height or material. The building is 728' long. We feel these longer non-complying sections are proportionally correct in scale for the overall length of the building, thus providing a more cohesive design.

Similarly, the north (loading dock) elevation does not provide change in plane due to the function of the building. Great effort has been made to make the upper portion of this elevation visually interesting using color, texture, canopies, cornices, and clerestory windows.

Building Design, Alternative Design Criteria Section 11-7-3-B-5

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 this industrial project that are not in strict compliance with design standards:

- 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.

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.

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

The Project's use of precast concrete tilt panel construction is consistent with other industrial projects of this type, as the perimeter construction also serves as load bearing construction supporting roofs. The building walls are 100% precast concrete tilt panel. The mass of the concrete walls has been broken up using various paint schemes, glazing, canopies, trellises, horizontal and vertical reveals, two types of texture, changes in plane and parapet elevation heights.

Exception to the use of precast concrete tilt panel is limited to applied decorative features and glazing systems. Alternative materials to reduce the total percentage of concrete panels would require large amounts of applied materials on top of the structural concrete panels. This would raise cost and negatively impact leasing does not meet current market demands and expectations for such facilities.

Refer to Sheets A-210 and A-211 for Tables of Material Quantities by elevation.

INCLUDED IN THIS SUBMITTAL:

Written Response to Comments
Project Narrative including Requests for Alternate Compliance
Architectural Site Plan, Enlarged Plans, and Details
Overall Floor Plan and Building Section
Exterior Elevations-Colored and Black and White
Color and Material Board
Civil Conceptual Grading and Drainage Plans
Landscape Plans
Site Lighting, Photometrics, and Fixture Cutsheets
Citizen Participation Plan
Parking Analysis for Special Use Permit



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