

**November 24, 2020 (revised)**

**October 19, 2020**



## **Project Narrative for Mekong 88**

**APN: 134-33-002H**

**Pre-Application #: PRS20-00028**

Our project is located at 88 South Dobson Road (address to be verified) and is an approximate 32,670 sf shell building for future commercial/retail use on a currently vacant lot of 2.44 net acres. Our site has no buildings, no earth-moving, and has had no history of construction. We are integrating an intentional connection to the neighboring Mekong Plaza to the north, both in using the same finishes, colors, and materials, as well as aligning a portion of our building in the back. We are incorporating a new pedestrian connection with appropriate striping. We are maintaining an existing cross-access in the middle of the north side of our property, as well as proposing a new cross-access in the back of our property. Please see below for our narrative and responses to our pre-application meeting with City of Mesa staff on February 4, 2020

### General Plan

We agree with the vision and purpose of the City of Mesa General Plan. Our project has cultural relevance being part of the Asian District. We will be following the previously iconic neighborhood benchmark that is the Mekong Plaza to our immediate north, reinforcing and maintaining the established neighborhood demographic. We see our project as it speaks to the future of the Asian district and its continued growth. This area within Mesa is to be recognizable to the Asian District. Mekong Plaza and our Mekong 88 project have the same owners, but different corporations.

This property is abnormally narrow and very deep, which brings challenges with some of the City design goals. Our short front yard building setback and the desire to hide parking was challenging. By agreement, the cross-property access agreement that facilitates fire, police, and emergency vehicles also allowed us an opportunity to hide more than 50% of our parking completely behind our building. More than 50% of our Dobson Road frontage is building, while we maintain the existing driveway already in place. We also feel we are creating a safe project, as we have excellent visibility to the Mekong Plaza parking lot. The south side of the building will be gated for tenant access only. We will also plan on cameras in the west parking area.

We plan on this project encourages more Asian businesses to gather and grow. Retail and restaurant recovery ultimately contributes to social interaction of this building. Just one day at the nearby World Market or Mekong Plaza demonstrates that a cultural area brings all cultures together. In addition, the connectivity of pedestrians between the properties is facilitating the City's vision of connectivity to mass transit. We are located in an opportunity zone and enterprise zone, and we are walking distance to the light rail. This design connects with pedestrians and cars and continues the Mekong image as if it was always planned.

We are incorporating several energy resources. We will include code-exceeding insulation R-values, and high seer mechanical equipment that will be sized for the initial tenant occupancies and uses. We will also provide gas for any restaurants, as well as making it available for other specific uses by other tenants. We will be code compliant for fresh air requirements specific for each business. Later buildout will also feature water-saving plumbing fixtures, sinks, and toilets. For information regarding the stormwater management, please see the Civil Engineer's plans and calculations. We will focus on sustainability and long life-cycle materials. This project will be utilizing water, sewer, and storm sewer, and will incorporate fire sprinkler systems throughout. City water will be utilized, and offsite plants will be watered by onsite watering systems.

We are proposing an Asian influenced 18" deep maximum pond in front of our building connecting and engaging with outdoor diners as well as pedestrian passers-by. Some may believe that this could be a hazard. We are all surrounded by manmade hazards from stairs to cars. We believe this pond benefits people more than it will tempt accidents. Our water feature will also aid in masking sound from the traffic along Dobson Road. Fire, emergency, and police access to our property will be from southbound Dobson and from the cross-property easement to our facility. We will also have emergency preparedness planning plans that will be given to future tenants.

When looking at the character of Dobson Road, we will be maintaining the existing sidewalks and curb cuts already in place. Although much of the neighboring retail will be not in alignment with our building along Dobson, our design will connect this street presence with the existing Mekong Plaza to the north. We are not proposing any new or additional curb cuts along Dobson Road. Bicycle racks will be placed at the north end of the property parking lot area. Financing for this project is already in place.

We have completed and followed up on city comments from our pre-application meeting. We have prepared, stuffed, addressed, and stamped envelopes for all property owners within 500 feet of our project. We have also including our Citizen Participation Plan as part of our submittal.

#### Sub-Area

The West Main Street Area Plan does not have specific relevance to this project. The area is shown as general industrial, but this is not what this area looks like.

#### Zoning

We are requesting a few minor items that would fall under the BIZ overlay, as they were discussed during our pre-application meeting. We are requesting a reduction in the side yard setback from the standard 15'. We are proposing a 5' setback for a small eastern portion of the building, and then a 10' setback for the remaining length to aid in securing the south side yard from vandalism. This area is non-public and would be for service only. We also would like a smaller landscape setback along the north property line, as it connects to Mekong Plaza. Our average landscape setback (13.1') exceeds the required on the north side.

#### Site Plan

We are required to provide 1 parking space for every 375 sf., which results in 87 spaces being required. We are currently providing 106 spaces, approximately 1 space for every 308 sf. We are requesting alternate compliance for our parking, as it is not possible to park all cars behind our building due to the narrowness of our site. We are showing 57 of our 106 spaces, or 54%, as being behind our

building, out of the visibility of traffic along Dobson Road. We are not showing any parking stalls within the first 50' of our property. We are providing 3 standard ADA car stalls and 1 ADA van space.

We are showing the future 65' R.O.W. along Dobson Road.

On our site plan, we are showing that the maximum building height for our property being 30'. Per Section 11-30-3, projections above the height limits are allowed, such as decorative features. We are proposing one decorative monument tower that slightly exceeds this 30' limit. Our monument tower is 29'-6" and our center's towers are 26'-4", except for one tower that is 32'-1"

We are showing appropriate dimensioning showing compliance with required foundation bases (2 foundation bases provided based on the size of our building). All exterior walls without public entrances are at least 10' from the face of wall to any parking stalls. Where exterior walls are not adjacent to parking stalls, we are showing a minimum 5' distance between the wall and curb. Exterior walls with entrances are at least 21' from the face of the wall to the curb of the parking staff.

#### Landscape

Please see the included preliminary landscape plan to show compliance with the required trees and shrubs per lineal feet of property line and throughout.

#### Elevations

We are including full color elevations of our building. We are seeking alternate compliance to the request for no more than 50% of a building's façade to be one single color/material. It is our desire to match colors and materials to the neighboring Mekong Plaza to the north. Color photos were also added to our color elevations to demonstrate matching Mekong Plaza. This will allow our project to contribute to the uniqueness of the Asian district that we are located within. Our north and east elevations are meant to closely match Mekong Plaza. We have intentionally kept the south side simple as it is largely screened for privacy/security as it is intended for employee/back-of-house only. Our proposed conceptual monument sign will become iconic to the neighborhood. We are also showing similar and authentic features that are shared with neighboring properties and building. This project shows two different tower sizes and a conceptual monument tower that is tall and large for massing breaks, which helps create architectural rhythm.

#### Building Safety

There is an existing fire hydrant immediately adjacent to our property and is shown on our site survey.

Our main building does not exceed 30'. The required 26' wide fire access road is shown & dimensioned on our site plan. We are also showing the minimum turning radii of 35'/55' for fire trucks. The building can be accessed directly by fire trucks on three sides.

We are including information showing our proposed new signage, including our Asian-influenced monument building.

#### Development Planning Review

Please see Civil sheets for preliminary grading and drainage strategy.

#### Solid Waste

Our site plan shows three single-bin trash enclosures adjacent to each other. We are also showing the required turning radii for trucks and the clearances needed. Trash enclosure wall heights will extend past the top of the canisters by 8" minimum. This new layout was reviewed by Pablo Hernandez.

#### Transportation

We are keeping the existing sidewalk/driveway curb cut as is with no changes.

Site visibility triangles are being shown on the site plan.

#### Water Resources

Please see Civil for proposed connection to the existing 14" VCP line.