

# WARE MALCOMB

ARCHITECTURE	PLANNING
INTERIORS	CIVIL ENGINEERING
BRANDING	BUILDING MEASUREMENT

Date: 03.11.2021

To: City of Mesa

Project Name: Project Edison

Project No.: PHX20-0081-00

Subject: Project Narrative

From: Eric Zitny

## **Project Narrative:**

Project Edison is a modernization of three highly regarded industrial parks located adjacent to the Phoenix-Mesa Gateway Airport in Mesa, Arizona. Project Edison benefits from South Loop 202 visibility as well as direct access along Ray Road. The goal of the project is to deliver a industrial building totaling 235,000 square feet of highly functional and affordable industrial, manufacturing and distribution space to the Southeast Valley. Focusing on the demands of tenants 25,000 to 235,000 square feet, Project Edison, with a welcoming and modern aesthetic, is poised to deliver the new standard for industrial space in 2021.

### **Special Use Permit Narrative (Parking):**

Please note that we are applying for a special use permit for a parking reduction. We would like to propose a reduction from 75% of the building area at 1/500 and 25% at 1/375 per Mesa code of ordinance section 11-32-3 "parking spaces required" to 100% of the combined building area at 1/1100. This brings our required parking total from 510 spaces down to 214 spaces, however we are providing 355 spaces which is only 155 less than the initial requirement. This request is made on the precedent that both previous and adjacent projects, The Landing ([ZON18-00135](#)) and Landing 202 ([ZON19-00070](#)), have been approved with this ratio. The Landing is fully completed, and the parking has been sufficient for the use of the current tenants. In addition, city of Phoenix only requires a minimum of 1/1,000 and drops down to 1/2,500

### **Special Use Permit Narrative (Building Height):**

Please note that we are applying for a special use permit for a height exemption in the Airfield Overlay. We would like to propose a building height exemption as the maximum height in the LI district is 40 feet and the PAD includes an increase in the maximum height to 54 feet only for projects in excess of 300,000 SF. Our proposed building is only 235,000 SF which is less than the 300,000 SF PAD minimum but exceeds the 40 foot height maximum under the LI district while not exceeding the 54 foot height maximum for PAD's. Our buildings highest point is 48'-6" which falls in above the 40 foot (LI) and below the 54 foot (PAD) height requirements.

### **Alternative Compliance Request (MZO Section 11-7-3.B.6):**

Please note that we are requesting Alternative Compliance per MZO Section 11-7-3.B.6 in regards to section 11-7-3.B.5 as we meet the criteria described in sub-section "B.6.b.iv" as follows, "the proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area"