



To: Charlotte Bridges, Charlotte.Bridges@mesaaz.gov
Subject: MET202 Industrial Development – 3227 South Crismon Road
Case #: PRS21-00211, ADM21-00400 and DRB21-00401

Date Revised 05/27/21, Original 05/03/21

MET202 - Elliot and Crismon Design Narrative

Eisenberg Company is pleased to submit this Site Plan and Design Review Board applications and supporting materials for an approximately 56-acre, 5 building, 781,000sf Industrial business park located north of NEC of Elliot and Crismon Road within the Elliot Road Technology Corridor (APN: 304-01-006M).

Development includes industrial buildings ranging from approximately 83,000SF to 219,000sf with associated screened and enclosed truck court areas. It is anticipated that all buildings will be constructed in a single phase.

The proposed developments current zoning includes “opting-into” the Elliot Road Technology Corridor. Goals for the development are to embrace the current zoning designation, goals of the city of Mesa and to provide a first-class Industrial business park.

The proposed development is in conformance with the Mixed-Use Community District of the Gateway Strategic Development Plan and the ERTC. As tenants are acquired, the building's uses will likely include light manufacturing, office, logistics, and supplemental distribution and warehousing. We expect the facility to attract major employment users with a wide spectrum of new job opportunities along the Elliot Road corridor.

SITE/LANDSCAPE DESIGN

The site is generally bounded by the City of Mesa parking facility to the south along Elliot Road, undeveloped land to the east and west and residential properties located to the north of a 250' wide SRP utility easement located on the northern portion of the property.

Landscape design of the streetscapes along Crismon Road and throughout the development consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation to minimize excess overwatering and wasting of precious resources.

FOUNDATION BASE:

Project is currently providing an additional 19,341 SF of foundation base, primarily at main entry facades and at west facades of buildings to enhance the human scale aspects in addition to providing cooler non- heat island coverage of site at the public level. Total foundation base required is 72,283 SF. Total provided per table below is 91,624 SF (27% percent increase over ordinance minimums)

Foundation Base	North Required	North Provided	Delta	%	South Required	South Provided	Delta	%	East Required	East Provided	Delta	%	West Required	West Provided	Delta	%
Buiding A	0	0	0	0%	6,352	8,718	2,366	137%	2,715	2,792	77	103%	0	0	0	0%
Buiding B	0	0	0	0%	6,352	8,565	2,213	135%	2,715	2,869	154	106%	2,715	2,930	215	108%
Buiding C	13,794	15,563	1,769	113%	0	0	0	0%	2,915	4,197	1,282	144%	0	0	0	0%
Buiding D	0	0	0	0%	13,794	18,402	4,608	133%	2,815	4,181	1,366	149%	0	0	0	0%
Buiding E	13,794	15,721	1,927	114%	0	0	0	0%	3,114	4,136	1,022	133%	1,208	3,550	2,342	294%
Totals	27,588	31,284	3,696	113%	26,498	35,685	9,187	135%	14,274	18,175	3,901	127%	3,923	6,480	2,557	165%
FB Summary	Req. FB	Provided FB	Excess FB													
Total	72,283	91,624	127%													

EMPLOYEE AND VISITOR AMENITIES:

Employee and Visitor Amenities have been added or increased to meet and exceed the 7,808 SF minimum. Please note, project is currently providing an additional 2,825 SF employee and visitor pedestrian nodes for a total of 10,649 SF (36% percent increase over ordinance minimums).

EMPLOYEE AND VISITOR AMENITIES		Additional	1% Required	Provided
Nodes Per GFA	780,832		7808	10,649
Amenity Node 1	2,046 SF			
Amenity Node 2	1,095 SF			
Amenity Node 3	1,245 SF	1,245		
Amenity Node 4	1,245 SF	1,245		
Amenity Node 5	335 SF	335		
Amenity Node 6	1,638 SF			
Amenity Node 7	3,045 SF			
Total	10,649 SF	2825	136%	

ALTERNATIVE DESIGN CRITERIA

Project respectfully requests use and acceptance of Per MZO 11-7-3.6. b. iv: - Development Standards/ Alternative Compliance for portions of the project that are not in strict compliance with current ordinances.

The proposed design solutions adhere to the City's General Plan, Quality Development Design Guidelines for Industrial projects, and addresses market expectations which are critical to the ultimate success of this project and benefits to the City of Mesa.

1. Uninterrupted wall lengths exceeding 50-feet in length (publicly visible facades viewed from rights-of-way or private property). Section-11-7-3(B)(2)(a)(i) of the MZO:

- Alternative design request includes utilizing intermittent panelized sections of painted concrete tilt panels 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 that subdivides the wall into human scale proportions for the following reasons:

- a. . Portions of the current design concepts exceed the 50', two material requirements on the publicly viewed portions of the east and west facades of the buildings by 25' – 35'. This additional dimension provides correct and balanced proportions for buildings overall design.
- b. intermittent panelized sections of painted concrete tilt concrete have been enhanced to show reveal patterns breaking up massing and providing a more human scale to the facades.
- c. Buildings are set back from the ROW along Crismon approximately 42' minimum to face of buildings (60'+/- to Curb) are fully landscaped with trees and shrubs which effectively screens buildings from public view. Buildings are set back from the eastern property line approximately 80' minimum which also effectively screens buildings from the adjacent property to the east due to the extensive landscaping along the eastern property line.
- d. North face of building E is approximately 350' south of the northern property including a double row of parking area landscaping, effectively screening the building from adjacent property
- d. Proposed intermittent panelized sections of painted concrete tilt panels are appropriately scaled for the building, aesthetically complementary to the site and overall design concepts, contextually appropriate, improve local architectural appeal and meet or exceed the design objectives as illustrated in the Quality Development Design Guideline.
- e. Design concepts meet market expectations which is critical to the success of this project and provide maximum benefits to all stake holders.

MET 202 - Building Elevation Material Calculations																			
Building																			
A	South			East			West			E	North			East			West		
	Area	%		Area	%		Area	%			Area	%		Area	%		Area	%	
	Concrete	11,124	61%	7,085	84%		7,085	84%			Concrete	31,522	83%	7,904	86%		7,904	86%	
	CMU	1,228	7%	194	2%		194	2%			CMU	880	2%	194	2%		194	2%	
	Glass	3,336	18%	577	7%		577	7%			Glass	3,302	9%	577	6%		577	6%	
	Metal Panel	1,918	11%	492	6%		492	6%			Metal Pan	1,846	5%	492	5%		492	5%	
	Steel	609	3%	47	1%		47	1%			Steel	560	1%	47	1%		47	1%	
	Total	18,215		8,395			8,395				Total	38,110		9,214			9,214		
B	South			East			West												
	Area	%		Area	%		Area	%											
	Concrete	11,124	61%	7,085	84%		7,085	84%											
	CMU	1,228	7%	194	2%		194	2%											
	Glass	3,336	18%	577	7%		577	7%											
	Metal Panel	1,918	11%	492	6%		492	6%											
	Steel	609	3%	47	1%		47	1%											
	Total	18,215		8,395			8,395												
C	North			East			West												
	Area	%		Area	%		Area	%											
	Concrete	31,522	83%	7,904	86%		7,904	86%											
	CMU	880	2%	194	2%		194	2%											
	Glass	3,302	9%	577	6%		577	6%											
	Metal Panel	1,846	5%	492	5%		492	5%											
	Steel	560	1%	47	1%		47	1%											
	Total	38,110		9,214			9,214												
D	South			East			West												
	Area	%		Area	%		Area	%											
	Concrete	25,750	68%	7,904	86%		7,904	86%											
	CMU	1,414	4%	194	2%		194	2%											
	Glass	5,826	15%	577	6%		577	6%											
	Metal Panel	3,834	10%	492	5%		492	5%											
	Steel	944	2%	47	1%		47	1%											
	Total	37,768		9,214			9,214												

BUILDING DESIGN:

Building design is generally consistent with Industrial buildings conforming to MZO 11-7-3 "Development Standards".

Building massing has been reduced on publicly visible facades by providing at least three (3) different and distinct materials including precast concrete tilt panels with various reveal patterns, distinctive paint schemes with accent color, aluminum storefront, standing seam metal panel with a variegated factory finish, clerestory window systems and painted decorative steel.

Publicly visible facades include offsetting planes and varying parapet heights to further reduce building massing and to create a more human scale aspect to each building. It should be noted that facilities of this nature are predominantly precast concrete in nature and project respectfully requests acceptance for alternative compliance for portions not on strict conformance of ordinances.

Building entries are clearly defined with facade variations in color and texture, recesses or projections in building plane, decorative masonry piers, aluminum framed storefront systems with insulated glazing, accent lighting, decorative steel accents and shade canopies with perforated steel panels which create both shade for tenants and shadow for further design interest on building facades.

Building paint colors are comprised of lighter cooler color tones with complimentary gray tones and accent colors to provide a distinctive and individual identity to the development. Providing diversity in design in the Mesa community, and complementary to surrounding architecture of the area.

Building signage has been generally identified on building elevations for design intent only. However, building and site/monumental signage is deferred and will be submitted and reviewed under a separate submission.

Enclosed truck court areas for each building are concealed from public view via 8'-0" high decorative masonry screen walls, decorative motorized sliding gates and by adjacent buildings. Motorized sliding gates will be normally closed until tenant allows access to drivers. Gates automatically open and close on departure from site. Gates will be equipped with required standard Fire Dept access requirements such as "Knox Boxes" and FD signage.

Building facades not in public view and facing truck courts have been provided with enhanced architectural components to complete the overall design of buildings. Enhanced elements for non-public facades includes various patterns of painted precast concrete, accent paint color, varying parapet heights, painted steel stairs and landings and standard white overhead doors which also act as an accent color and are considered a safety aspect and visual cue for drivers while maneuvering vehicles.

All trash and recycling receptacles have been located within enclosed and concealed truck courts to eliminate visual impact from public view. Solid waste has been located to generally comply with Mesa guidelines including bollard protection, however tenants of these types of facilities generally manage waste and recycling as part of future specific tenant improvements. Building facades not in public view and facing truck courts have been provided with enhanced architectural components to complete the overall design of buildings. Enhanced elements for

non-public facades includes various patterns of painted precast concrete, accent paint color, varying parapet heights, painted steel stairs and landings and standard white overhead doors. The white colored overhead doors are considered an accent color and are considered a safety feature providing visual cues for drivers while maneuvering large vehicles.

SUSTAINABLE PRACTICES:

Environmental components regarding sustainability are also included within this development. Proposed development includes sustainable elements such as:

- Employee and Visitor Amenities have been increased to exceed the 7,808 SF minimum. Project is currently providing an additional 2,825 SF employee and visitor pedestrian nodes for a total of 10,649 SF (36% percent increase over ordinance minimums) to increase human comfort.
- Project utilizes 16' vehicle parking stalls with 2'-0" overhangs (onto sidewalks or landscaping) to decrease asphalt for parking lots, reducing heat-island impacts.
- Project is currently providing an additional 19,341 SF of foundation base, primarily at main entry facades and at west facades of buildings to enhance the human scale environment in addition to providing cooler non- heat island coverage of site at the public level. Total foundation base required is 72,283 SF. Total provided is 91,624 SF (27% percent increase over ordinance minimums)
- Efficient automatic drip irrigation systems and appropriate landscape plantings for desert environments to reduce water consumption.
- Efficient low energy LEED lighting on automatic timers
- Predominant use of site cast concrete tilt panels. Use of this material complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings as precast panels are fabricated on site from locally sourced concrete suppliers.
- Aluminum framed window systems of various sizes and heights with tinted insulated glass to enhance natural daylighting and views and to address acoustical considerations due to the proximity to the Mesa Gateway airport overlay district.
- Shade canopies over entry and office components of the building increases natural daylighting and views to the exterior while reducing adverse heat gain to the interior environment.
- Highly reflective TPO roof systems and appropriate landscaping reducing heat island effect.
- Roof skylights to enhance the interior environment with natural day lighting which has the added benefit of reducing lighting needs and electrical usage within the facilities.

SUMMARY

The Site Plan and Design Review approval will enable the development of this dynamic, Industrial business park that features a mix of uses consistent with the General Plan, Quality Development Design Guidelines for Industrial projects and associated Sub-Area Plans.

The design has been thoughtfully laid out to provide connectivity and compatibility to adjacent sites, while ensuring appropriate buffers to protect all users within the development. The proposed Industrial business park 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.