

Project Tailwinds – Design Narrative

PRS21-00368

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Project Tailwinds is an industry-leading, ten building light industrial park located on Pecos Road in Mesa, Arizona. In a break with the trend of large-scale distribution and fulfillment centers, many totally 500,000 sf or more per building, Project Tailwinds provides small footprint, lower-scale buildings on an efficient 14.5 acre site. These buildings are designed with the highest-quality materials and architectural massing, with a mix of concrete formliners, horizontal steel shading devices, large expanses of storefront glazing, and a variety of steps in plane to achieve an attractive, pedestrian-scale development along the Pecos corridor.

Each elevation of each building boasts a variety of changes in building height of at least three feet (in prescriptive compliance with MZO Section 11-7-3.B.2.c.i), as well as steps in the panels to create inset areas of recess. Typical industrial buildings can reach heights of 50-60 feet, while buildings within the Tailwinds development are significantly lower in height. Additionally, unsightly truck loading areas are carefully screened behind opaque gates and screen walls, preventing visual disturbance from Pecos and 80th Street.

Alternative compliance is being pursued for the following design standards:

1. Variety of materials – MZO Section 11-7-3.B.5

- *To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.*
- *No more than fifty percent (50%) of the total façade may be covered with one (1) single material.*

Project Tailwinds will be constructed of tilt concrete walls, the standard structural system and building envelope for industrial buildings. Great care was taken to provide a modern, class-leading design for industrial buildings of this size. No more than 50% of the façade is covered with any one color or texture, and each building in the multi-building complex share similar characteristics and design moves for a cohesive feel. A variety of colors and textures are used to elevate the concrete tilt panel structure, including extensive use of formliners, reveals, and applied shading devices. The color palette is modern and sleek, with large expanses of glass evoking a Class-A feel. The elevation sheets provide a precise breakdown of each color/texture as well as a material blocking plan to better visualize the mix of materials

2. Parapet detailing – MZO Section 11-7-3.B.2.c.iii

- *All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.*

Several architectural moves help break up the massing of panels at the roofline and define the planes at each building, including inset panels, horizontal shading devices, reveal lines, and textural changes. Concrete tilt panels

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are self-flashing, so metal coping or flashing at the top of panel is not required. Additionally, applied foam cornices or other "added" geometry at the roof line would be foreign to the overall design palette and were withheld.

Project Tailwinds is a high quality industrial development and a hallmark of the Pecos corridor. We look forward to collaborating further with the City of Mesa on this exciting development. Do not hesitate to reach out with any questions or concerns.

Sincerely,



Braden Blake, AIA
Project Manager
Ware Malcomb