

PROJECT NARRATIVE

Project Description;

The Owner proposes to relocate and expand their existing business (KT Fabrication) from its current location in Chandler to this site in Mesa. KT Fabrication currently employs 180 people and provides custom building wall systems, aluminum curtainwall systems, ornamental metals and ACM panels. Their current location does not provide room for expansion, thus their desire to relocate.

As represented on the Site Plan, the Owner proposes to build two buildings on the site of approximately 6.83 acres. The north (larger building will house 17,600sf of two-story Office space and 53,960sf of Warehouse/Assembly space. The southern building is for storing raw materials and finished product. It is 28,940 sf. The Owner also owns the parcel to the south of the project parcel which consists of 7.78 acres and will be used for expansion.

The proposed project is a part of the Pecos Road Economic Opportunity Zone (EOZ) and has a LI zoning. All proposed parking, landscaping and building design elements will be consistent with the EOZ and City of Mesa development standards.

Existing and Surrounding Site Uses

	Existing Zoning	Current General Plan	Existing Use(s)
North			
314-61-002W	LI - light industrial	Employment	Agricultural/Farming
East			
304-61-014F	LI - light industrial	Employment	Agricultural/Farming
South			
304-61-014E	LI - light industrial	Employment	Agricultural/Farming
West			
304-61-014B	LI – light industrial	Employment	Metso Minerals Industrials, inc.

Location and Accessibility

The site is located approximately $\frac{3}{4}$ of a mile east of the intersection of Pecos Road and Sossaman Road. Primary access will be from Pecos Road via two proposed commercial driveways.

Circulation System

The site is near the intersection of two major arterial street intersections and will not have a significant impact on the surrounding traffic circulation system. The on-site circulation will be controlled by the drive aisles as indicated on the proposed site plan. The width of the on-site drive aisle is sized to accommodate large commercial vehicles, two-way normal vehicle movements and emergency vehicle access and maneuverability.

Community Facilities and Services

Due to the nature of the type of proposed use, additional services such as parks, schools or other regional amenities are not needed or required.

Public Utilities and Services

It is anticipated that the existing City of Mesa 20-inch public water mainline and 18-inch public sewer mainline, both located in Pecos Road, will be of sufficient size and capacity to serve potable water, fire protection system and wastewater needs for this proposed development.

Stormwater Drainage and Retention

Stormwater retention for this site will be maintained in proposed surface basins and a below grade retention system as shown on the proposed Site Plan. The Owner's Civil Engineer will prepare the requisite drainage calculations and Grading and Drainage design showing compliance with the city of Mesa's adopted standards.

Architectural and Landscape Design

This proposed ground up new build project will house 17,600sf of Administrative Offices in a two-story building facing Pecos Road, 53,960sf of high bay Assembly/Warehouse functions which will be located directly behind the Office portion and a separate Storage/Warehouse building located on the southern portion of the site. The main building components will be patterned Concrete Tilt Panels painted a neutral light gray with the office portion complimenting the scale of the panels with a Curtainwall system of vision glass and patterned ACM panels. Common to both parts of the building will be a horizontal metal screening system that will enclose the exterior stair and visually draw the two portions together as shown on the

design elevations. Also making a visual connection will be horizontal painted steel LED lights elements over each of the 20-foot-wide overhead doors on the Assembly/Warehouse portion. They will be painted the same used penny copper color as the horizontal screening. By incorporating the use of a single accent color on the office and assembly/warehouse areas the two distinctive parts are pulled together as a single structure. The storage/warehouse building will have the same elements as the assembly/warehouse portion of the main building.

The portion of the project which faces Pecos Road which houses the administrative operations is designed the showcase the exceptional work in curtainwall construction of KT Fabrication the group that will occupy the buildings. The east side of the building will be full height curtainwall construction providing extensive natural light into the lobby area. Visitors will enter from the north into a two-story Lobby. The west side of the office portion will house back of house office functions, exercise space, lunch room and the design/engineering group. The exterior of this portion will be concrete tilt panel to match the rear portion further tying the two area visually together. The horizontal used penny colored metal screening will not only enclose the exterior stair but will be used to screen the roof top mechanical units and the outside staff areas.

As demonstrated on the attached plans, the landscape concept will incorporate low water use plant material focused on introducing color and form to the proposed landscape areas. The plant pallet consists of native and non-native plants found within the Arizona Department of Water Resources plant list and they are consistent with the City of Mesa standards. The intent of the design is to create vibrancy and to compliment the architectural elements. Numerous landscape islands in the parking areas will provide shade and soften the front along Pecos Road. The landscaping along the project frontage will help to ty the project to its surroundings.

Conclusion

The Owner intends to fully comply with all aspects of the Pecos road Employment Zone, the LI zoning district, the Employment/Mesa Gateway sections of the Mesa 2040 General Plan, the Gateway Strategic Development Plan and the Phoenix-Mesa Gateway Airport Airfield Overlay District. Accordingly, we respectfully request staff's support for this project.