SOSSAMAN BUSINESS CAMPUS – MESA

North of the NEC of Sossaman and Elliot Roads
Site Plan Review and Design Review Project Narrative September 27th, 2021

Introduction

Mutual Development Partners, LLC ("MDP") is proposing to develop the approximate 25 acres of property ("Property") (Maricopa County APN 304-04-010H) generally located 1,600-feet north of the northeast corner of Sossaman and Elliot Roads for the Sossaman Business Campus. The Sossaman Business Campus is planned to include eight (8) buildings in a master-planned, campus-like setting, capable of supporting a variety of light industrial and employment uses, such as manufacturing and processing, wholesaling, research, warehousing, and distribution activities. The Property is currently vacant, undeveloped and zoned Light Industrial (LI), and designated Mixed-Use Activity/Employment land use in the City's 2040 General Plan. Additionally, the Property is located within Airfield Overflight Area-3 (AOA-3), due to its general proximity to the Phoenix-Mesa Gateway Airport.

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Context

To the north is a place of worship zoned Agricultural (AG). To the east is an outdoor automobile storage yard zoned AG. To the south is vacant, undeveloped property zoned Limited Commercial (LC). To the west, across Sossaman Road, is an agricultural use zoned LI. All of these surrounding properties are designated Mixed-Use Activity/Employment land use in the City's 2040 General Plan.

Site Plan

MDP has designed the Site Plan with a series of independent, well-designed buildings on the Property, including that areas visible to the general public include well-designed landscape areas. Specifically, the Site Plan includes eight (8) shell buildings totaling approximately 330,000 square-feet of light industrial and employment space, providing opportunities for manufacturing and processing, wholesaling, research, warehousing, and distribution activities, as well as a full range of commercial uses, all of which are integrated into a master-planned, campus-like setting.

Primary access to the Sossaman Business Campus is provided via an east-west, landscaped, boulevard drive at the approximate mid-point of the Property along Sossaman Road. The Site and Landscape Plans are designed to include distinctive landscape and hardscape elements, along with enhanced ground monument signage and a decorative monument steel trellis (all under separate permit), to clearly define this entry as the 'gateway' to the Sossaman Business Center. Collectively, the landscape, hardscape, and signage unify the development, as well as help identify the buildings and orient visitors.

Four (of the eight) buildings are site planned along the north side of the boulevard entry, including (from west-to-east) Building 1 (37,240 SF), Building 2 (42,300 SF), Building 3 (29,400 SF), and Building 4 (59,000 SF). The remaining four buildings are site planned along the south side of the boulevard entry, including (from (east-to-west) Building 5 (55,800 SF), Building 6 (32,600 SF), Building 7 (23,400 SF), and Building 8 (49,552 SF). Buildings range in height form 37 to 40-feet. Final users/tenants have not been determined at this time.

Buildings 1 and 8 (the buildings nearest to Sossaman Road) are strategically oriented outward, toward Sossaman Road, intended to activate the Sossaman Road streetscape. These building facades, which are visible from public way, create street level interest for pedestrians—architecture includes a variety of materials and colors, windows providing views to activities in the building and enhanced and varied building materials, projections and other similar 'pop-out' elements, and relief lines. Additionally, approximately 40-feet of landscaping is provided along the Sossaman Road frontage. Trees along the frontage will be planted in accordance with Table 11-33-3.A.6 of the Mesa Zoning Ordinance. The remaining buildings (2 – 7) are oriented toward the boulevard drive and include similar architectural elements to ensure design consistency throughout Sossaman Business Campus. All buildings include pedestrian landings at entries clearly defining building entries. Enclosed with this narrative are conceptual perspective renderings intended to convey the quality, architecture, materials, and colors—these renderings do not necessarily reflect the final design of the site plan and buildings.

Secondary access, intended for industrial and employee traffic, is also provided along Sossaman Road near the northwest and southwest corners of the Property. These driveways provide access to 'back of house' uses such as loading docks and refuse.

Architecture

Exterior building materials include a balanced mix of smooth and patterned concrete wall panels of varying heights, depths and colors. Vertical stucco accent walls help visually break up the massing of the facades. Steel post and beam canopy structures mark the main entrances. Large perforated metal panels are located above the canopies with supergraphics for identification.

Each building has a unique accent color to promote wayfinding. Canopies and perforated panels use down lighting to illuminate the entrances at night. Wall sconces are located at regular intervals between vertical window elements and sunshade features are located at window heads for accent and solar control.

Phasing

Sossaman Business Campus may be developed in one or more phases. Each phase will include the necessary on- and off-site work (landscaping, parking, infrastructure, etc.). Specific plans and construction documents for each phase will be processed for review and approval by the City of Mesa to ensure properly and orderly development.

Compliance with Site Plan Review and Design Review Approval Criteria

The Sossaman Business Campus complies with the approval criteria in Sections 11-69-5 (Site Plan) & 11-71-6 (Design Review) of the Mesa Zoning Ordinance.

> *The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.*

The siting of the buildings, scale and massing of the architecture, landscaping, lighting and signage have all been designed in such manner as to create a unified, harmonious development. A central entrance gateway welcomes employees and visitors with a divided landscape island, flanking color-coordinated signage and generous landscaping, setting the tone for a high quality design. One continues down a boulevard with landscaping on either side that helps to screen the parking beyond, but still provides clear views of the main building facades with different colored elements to promote wayfinding. There is enhanced detailing for the façades that face Sossaman Road and the building fronts that face the central boulevard. Along the north, east and south property lines are 8-foot high decorative screen walls, with 20-feet of foundation depth that provides for generous landscaping between the walls and the parking areas. These walls return back to the buildings along the west boundary (parallel to Sossaman Road) with decorative, semi-opaque rolling gates at the drives to effectively screen the loading areas at the back of the buildings from the street and neighboring properties. The site plan is appropriate to the function of the project and provides a welcoming environment for all who enter, and the design encourages pedestrian movement throughout the site with pathways that meander between buildings providing amenities such as tables and benches. Bicycle parking is distributed across the site near well-articulated entrances that include covered canopies. These attractive and interesting design characteristics coupled with modern lighting accents enable clear visibility of the surroundings whether inside or outside of the buildings.

The building facades that front Sossaman Road and the main boulevard of the development have enhanced detailing and a significant mix of materials. The development team has made great efforts to elevate the design aesthetic of conventional concrete tilt wall construction by incorporating multiple form liner patterns in addition to glazing, stucco, steel and perforated metal panels. There are also projecting sunshade devices over many of the windows, which in addition to reducing the solar gain to the buildings also adds shadow and depth.

Collectively, these design elements provide more than the minimum prescribed three variations of materials with an overall effect of greater visual interest and recognition of human scale. The mix of materials varies somewhere between 60% and 70% in these areas limiting any single material to between 30% and 40%, a 20% to 40% improvement to the prescribed 50% minimum.

Along the sides of the buildings, where there are sight corridors, the detailing has been simplified. Although fewer materials have been utilized there is relief between wall expanses in the parapet height, the wall planes, the spacing of vertical elements, the use of reveal joints and the color of wall elements to help break the façade into human scale proportions. The landscaping is enhanced within these corridors and plays a more significant role in the perception of space for pedestrians as they travel through.

All eight buildings have a unique footprint and accent color with corresponding design elements on the front, back and side elevations coordinated with signage at the central entrance gateway. As a result, the buildings have both individual qualities and a strong unifying aesthetic. The overall site and building design offers alternative compliance with enhanced appeal, meeting or exceeding the City's design objectives.

Alternative Compliance Request

Section 11-7-3.B.6 of the Mesa Zoning Ordinance regulates Alternative Compliance, with the specific intent to not limit creative site plan and design standards solutions, where strict to the Site Planning and Design Standards are impractical or impossible.

The following paragraphs are meant to seek alternative compliance for:
11-7-3.B.5 – each façade incorporating at least 3 different and distinct materials
11-7-3.B.5 – no more than 50% of each façade may be covered with a single building material
11-7-3(B)(2)(a) - exterior walls visible from ROW OR private property shall not have wall lengths exceeding 50 feet without including at least two of the following: a. Change in plane; b. Change in texture or masonry patterns; c. Windows; d. Trellis with vines; or e. equivalent element that subdivides the wall into human scale proportions.

By virtue of the construction type (tilt-up construction) and the functional use (large, warehouse and industrial tenants) strict adherence to all Design Standards is not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. Obviously, this is an impossibility for a series of large, concrete, tilt-

up construction buildings. The building structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be "veneered;" applied as an exterior finish on top of the structural concrete panels. On such large building, with single elevations running in excess of 700 feet long, 50% veneer coverage is both cost-prohibitive and counter to the preferred aesthetic appeal or context of the area.

Our team has worked hard to provide an acceptable alternative design solution that meets the intent of the Ordinance while providing a more appropriate design for the ultimate project and use. This innovation occurs at an overall site level with creative landscaped screen walls and hardscape along the most visible frontage and continues at the building level with creative details and design decisions. The rear building facades utilize materials, smooth and textured concrete and metal accents that are enhanced by the use of color along with reveal joints to reduce the perceived scale. The decorative perimeter walls and landscaping in these areas provides a pleasant aesthetic, complimentary to that of the rest of the site. Even with there being slightly less material mix on the back and sides, the facades that face Sossaman Road and the central boulevard provide an augmented mix that bring the majority of the buildings' average to the prescribed 50%. There is on average 65% material mix on the building fronts, with the average of all eight building meeting the 50% requirement.

Alternative Landscape Plan Request

Section 11-33-5.A.1 of the Mesa Zoning Ordinance requires a 15-foot wide foundation base adjacent to exterior walls. The intent of Section 11-33-5.A.1 of the Mesa Zoning Ordinance is to provide sufficient room at the base of a building to accommodate trees, shrubs, and ground covers, along with hardscape, such as a sidewalk. MDP is proposing to reduce the requirement to 12-feet in width, a 3-foot reduction. As shown on the site and landscape plans, this nominal reduction will still allow for the planting of trees, shrubs, and ground covers, as well as sidewalk.

The proposed modification satisfies the following design principals:

1. **Innovative Design**. Innovative use of plant materials and design techniques in response to unique characteristics of the site by providing the required foundation landscaping while avoiding conflicts with parked cars and adding landscape area at the building entries to enhance the pedestrian experience.
2. **Plant Variety** the design uses of a variety of plant material, including plants of color, form, and texture, in excess of the minimum requirements by using larger trees on site and shrubs and groundcover in excess of requirements at the building

foundations.

3. **Naturalistic Design** by providing plant massings that mimic natural groupings throughout the site and at building entries.

4. **Water Efficiency**. Use of water-efficient irrigation systems by using a drip irrigation system including am ET (evapotranspiration) base controller that reacts to local weather.

5. **Tree Substitution**, as part of #2, by using larger than required trees throughout the site.

6. **Plant Viability and Longevity** by providing soil areas at the building entries wider than the required 15'. This will provide a wider root zone for the mature trees at the building entries.

The Mesa Fire Department requires a minimum of 30-feet between the fire lane and the face-of-building. Within this 30-feet, parking spaces 18-feet in depth are planned (as required by the Mesa Zoning Ordinance), resulting in 12-feet between the back-of-parking space and face-of-building for foundation base. As a result of the conflicting codes, it is physically impossible to provide a 15-foot foundation base. Nonetheless, in order to meet the intent of Section 11-33-5.A.1 of the Mesa Zoning Ordinance and achieve the desired landscape, the proposed landscape plan calculates the required landscaping based on a 15-feet foundation base, resulting in 30,844 square-feet of building foundation, where 29,998 square-feet is required. In addition, MDP is proposing nearly 181,000 square-feet of landscaping (including the building foundation), where 116,188 square-feet is required. This application only requests to reduce the width—it does <u>not</u> request to reduce the square-footage of landscaping.

MDP has relocated parking stalls and enhanced building entrances' with additional planter areas to further improve the pedestrian experience. As shown on the landscape plan, the pedestrian walkways will be placed adjacent to the buildings where possible, to allow more area for shade trees. In addition to the extensive amount of landscaping, the Sossaman Business Campus also provides 4,000 square-feet of common area open space, which is 700 square-feet more than required.

This development proposal satisfies the above criteria by providing a significant amount of landscaping, thoughtfully designed building entrances and walkways, and an extensive amount of common area open space, all of which exceed the design objectives of the Mesa Zoning Ordinance and General Plan.