

Zoning & Design Review Narrative

Wingate-Hawthorn Dual Brand by Wyndham For Arizona Skybridge Development



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Development Team

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Proposed Construction

Project:

Wyndam Dual Brand Hotel, Wingate-Hawthorn with four-stories and 129 guestrooms (72 Wingate and 57 Hawthorn). Structure to be wood framed with flat-style roof over concrete slab on grade. A contemporary blend of exterior materials has been selected, including the following: EFIS/cementitious stucco, adhered stone veneer, Aluminum composite metal panels and James Hardie board siding.

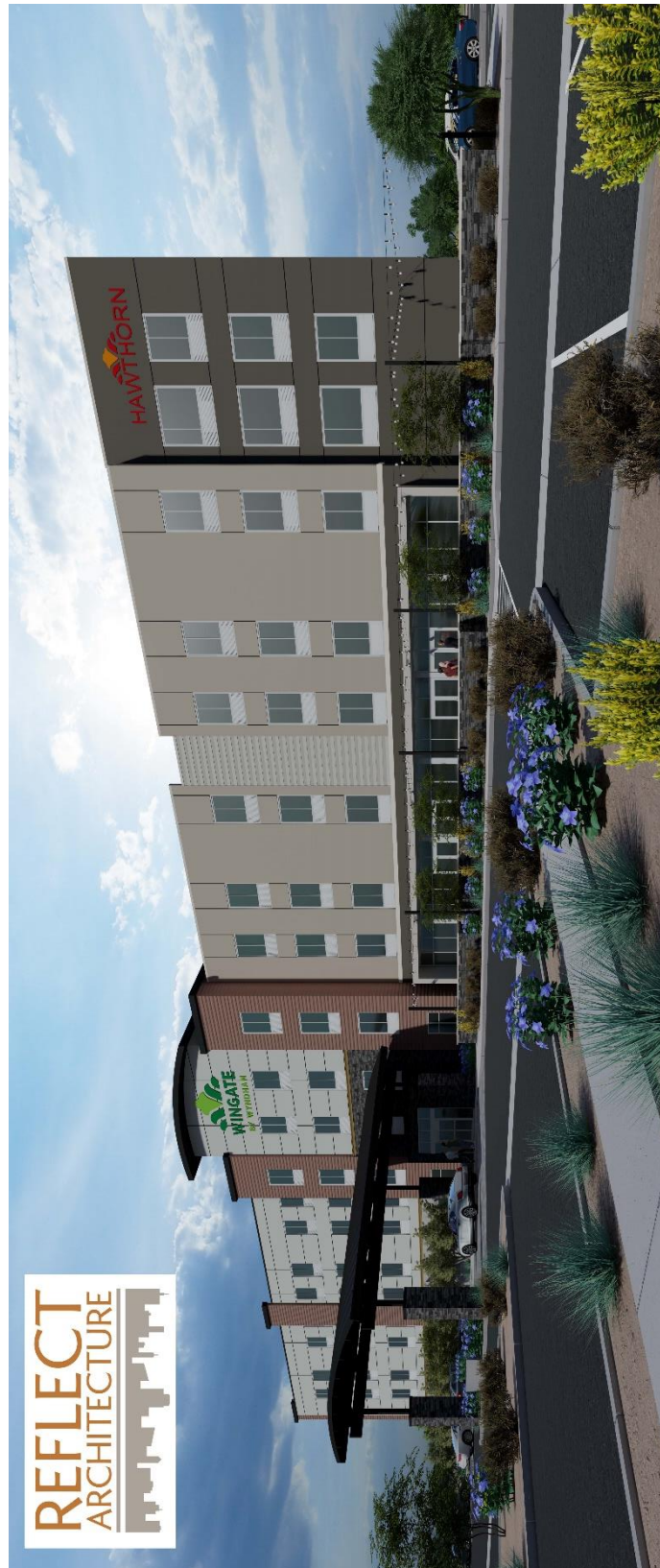
Amenities:

1. Hawthorn rooms are considered extended stay rooms which include kitchenettes.
2. Van shuttle service will be provided with primary access to the airport.
3. Four electric vehicle charging stations with close proximity to building entrance.
4. Four carpool vehicle parking with close proximity to building entrance.
5. Three large meeting rooms that are capable of being combined into one large meeting space, available to the public and guests.
6. Outdoor patio with direct access from the exterior and meeting rooms. Provides a public/private gathering area to the front of the hotel.
7. Indoor pre-function space for meetings also serves as an expanded lounge area.
8. Full-service bar available to guests and the public.
9. Breakfast buffet for guests will be provided daily.
10. Fitness center available to guests 24 hours a day.
11. Pool and spa with deck space for ample seating and outdoor gathering to the rear of the hotel.
12. Guest laundry services.
13. Business center.
14. Porte Cochere for covered vehicle parking during check-in/out.

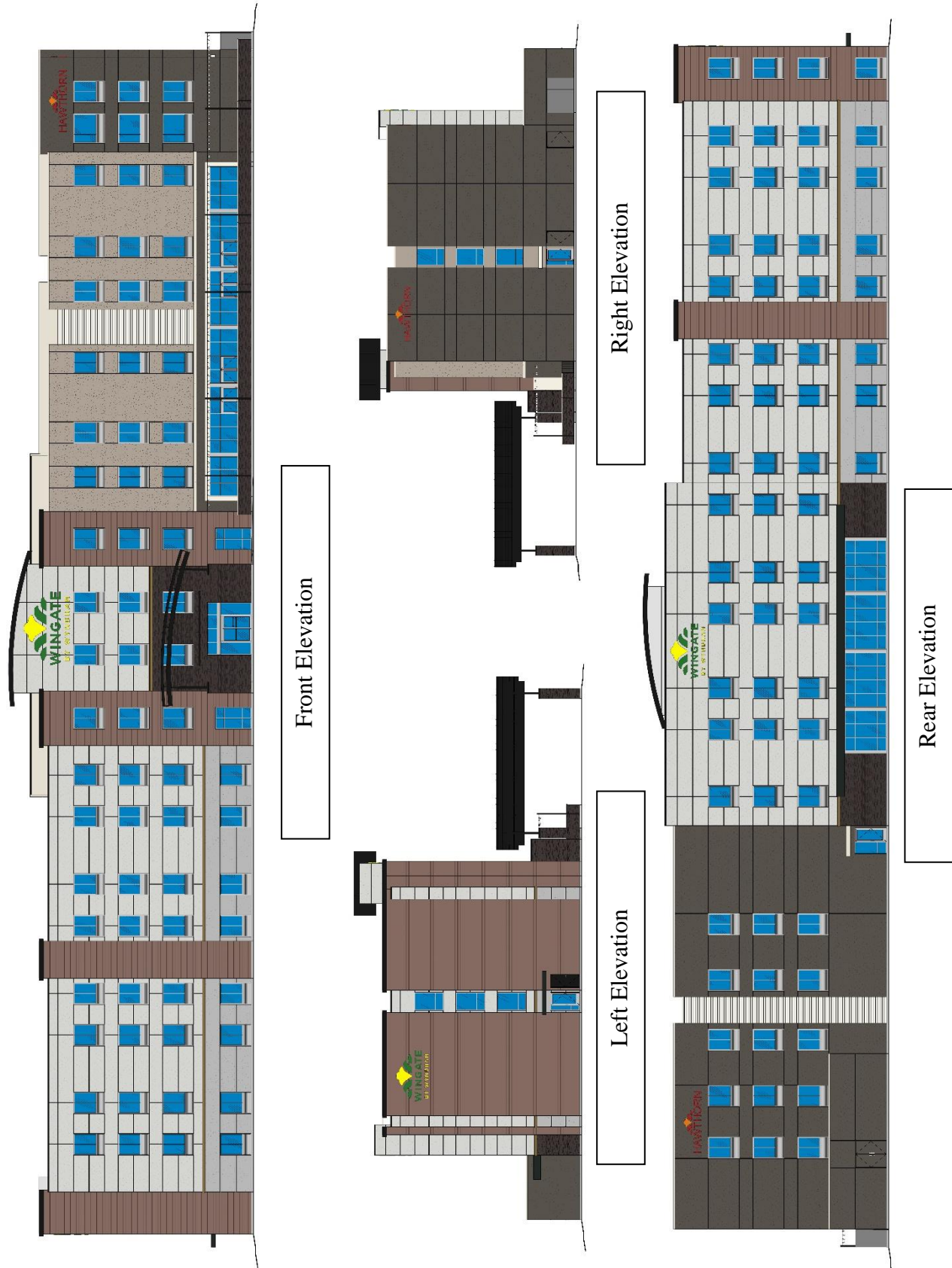
Final plans may vary



Exterior Building Renderings:



Exterior Building Elevations:



Material Board:

Cementitious Stucco
PPG
PPG1009-2
Tornado

Cementitious Stucco
PPG
PPG1009-4
Gray Stone

Composite Siding
HardiePlank, Smooth
9.25"/8" Lap Siding
Acorn Brown

Cementitious Stucco
Sherwin Williams
SW 7700
Olde World Gold

Painted Metal
Sherwin Williams
SW 6258
Tricorn Black

Stone Veneer
Coronado Stone
Honey Ledge - Rocky
Mountain Rundle

Cementitious Stucco
Sherwin Williams
SW 7031
Mega Greige

Aluminum
Composite Panel
Reynobond
Frisco White

Metal Panel
AEP Flex Series
1.2FX10-12
Regal White

Painted Metal Trim
Sherwin Williams
SW 7010
Duck White

Cementitious Stucco
Sherwin Williams
SW 7645
Thunder Gray

Wingate-Hawthorn Dual Brand
for Skybridge Arizona
Sossaman Rd. & Skybridge Blvd.
Mesa, Arizona

HAWTHORN

SUITES BY WYNDHAM

WINGATE

BY WYNDHAM

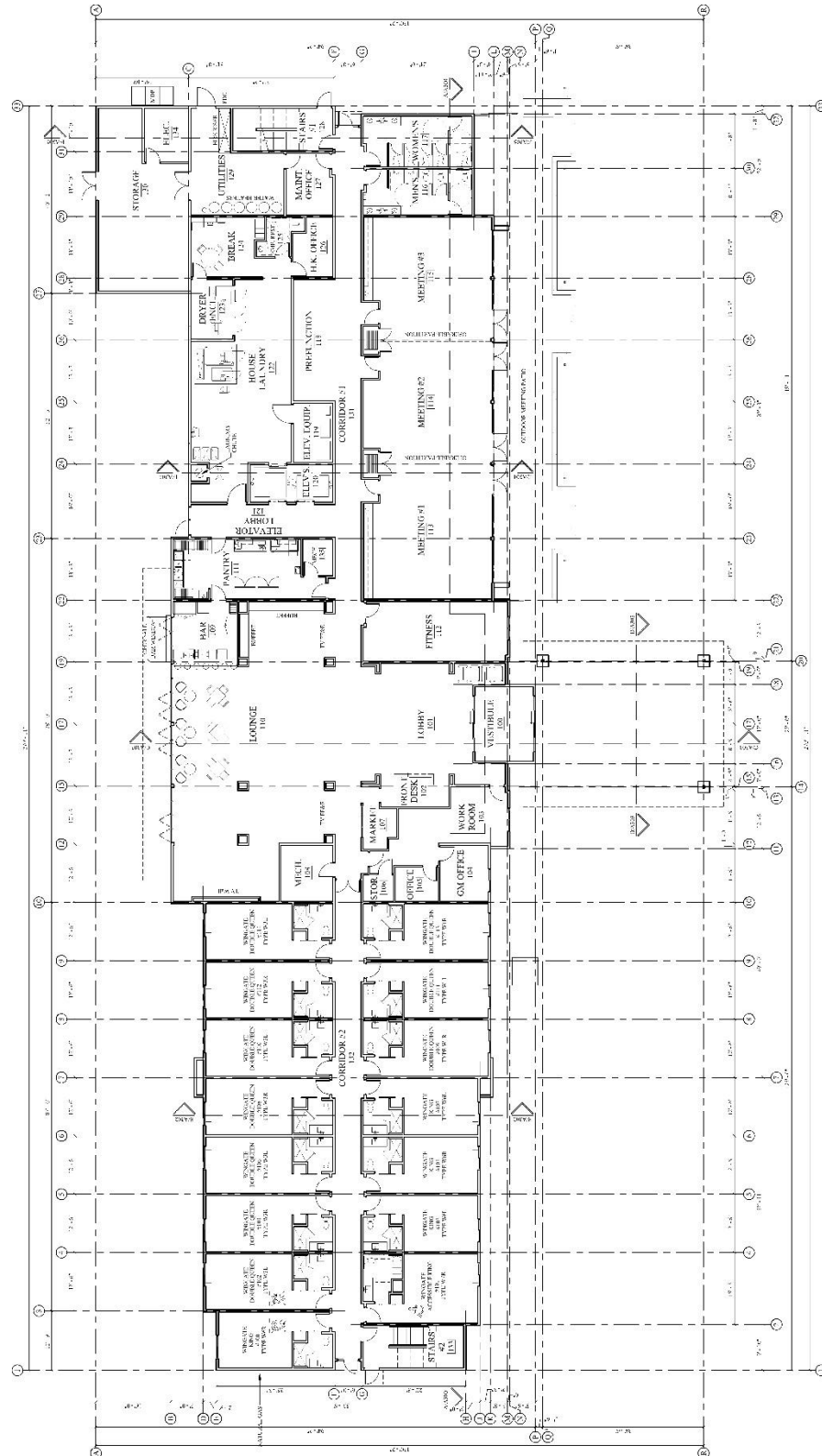
REFLECT

ARCHITECTURE

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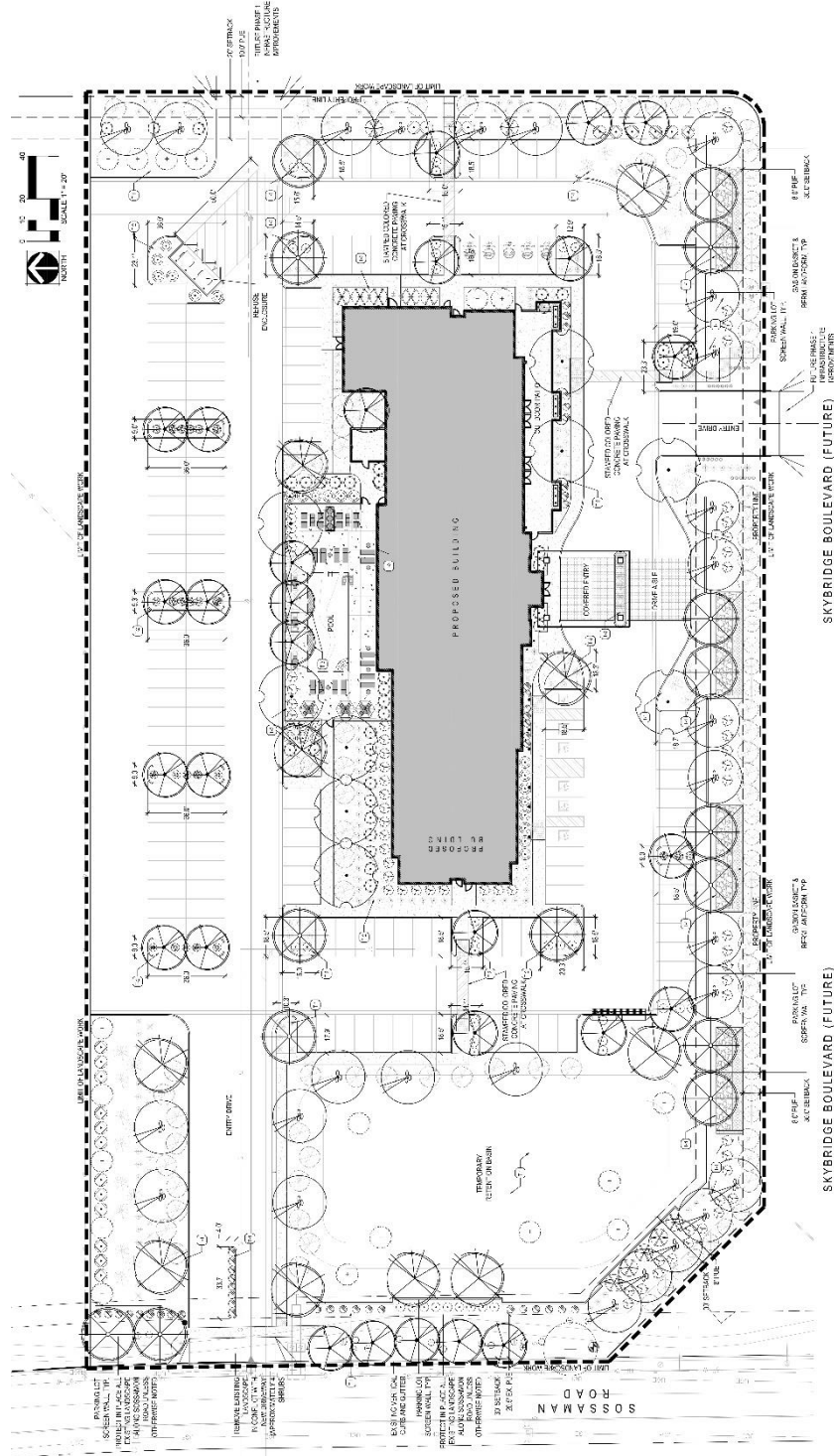
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First Floor Plan:



Final plans may vary

Landscape Plan:



Final plans may vary

Bonus Intensity Zone (BIZ) Requirements

Development Standards Overview:

Per Mesa City Ordinance 11-21-3 – Development Standards the project must comply with the requirements of items 1 and either items 2 or 3. Mandatory Item 1 is for Superior Design, between the two options the development team has selected item 2, Environmental Performance Standards, to satisfy the development standards requirements.

Superior Design (Item 1):

Holistic Approach to Project Design:

Building Form/Massing:

Massing and form emphasize efficiency by minimizing corridors and heat gains through effective building orientation, see sustainable design, building orientation for more information. The building form will additionally lend to greater outdoor shading for the pool area. Site massing provides extra clear site space and landscaping.

Exterior Finishes:

Standard exterior building-finishing material for the area, due to climate, is cementitious stucco with acrylic colors. The building will incorporate the regionally appropriate aforementioned stucco system with an assortment of upgraded exterior materials, all of which are to be UL and ASTM listed or equal.

Adhered stone veneer provides a textural and color accent. Great for dry arid climates and installed with adhesive mortar. Widely available and accepted as an upgrade to the standard stucco system.

Aluminum composite panels (ACM) are a durable sleek metal that are superior to metal flashing, break metal and similar system. ACM is comprised of three layers, two aluminum sheets sandwiching a polyethylene core. Prevents oil canning and the need for repainting. Pre-fabricated off site and mechanically anchored, limits on-site waste.

James Hardie Board Siding is an upgraded alternate to vinyl or wood siding. Pre-manufactured and made with cement, sand and cellulose fibers the siding is more durable, sun fade resistant and more insulating than vinyl or wood. Required minimal maintenance to help reduce life-cycle costs.

Window frames and glazing:

The International Energy Conservation Code provides minimum window design standards for SHGC and U-Factors. On average the glazing systems will provide 30% more efficient than the minimum window design standards. Window and PTAC grille systems will be achieved through an integrated window-louver system that provides a higher quality packaged system.

Responsive Approach to Site and Sub-Area Context:**Landscaping Berms:**

Landscaping berms that provide a more texturized and green approach to parking lot screening in lieu of the MZO block screen walls. The berms also help continue the landscaped design language of Sossaman Road. Berm are allowed, per 11-30-9.I.3 of the MZO, as substitution to the required screen walls for the BIZ overlay district. The berms are not required and are considered an upgrade. Berm design information can be seen in the provided landscaping plans. Gabion baskets historically provide ~80% less carbon dioxide when compared to concrete or block walls. Additionally, gabion baskets provide improved drainage when compared to block screen walls.

Sustainable Design:**Building Orientation:**

The building has been oriented to provide energy savings especially from Western exposure, shade systems have been designed with the building orientation in mind, see awnings and port-cochere section for more information

Awnings & Porte-Cochere

Projection factor shading is not required by the International Energy Conservation Code but will be provided on most public area windows/door systems. Awnings and porte-cochere will provide permanent passive shading and be constructed of metal and ACM that requires minimal maintenance for lower life-cycle costs. North & South orientation for horizontal shade structures has been utilized to provide maximum shade coefficient effectiveness.

Landscaping:

Along the southern landscaped foundation base trees will provide passive shading to limit solar heat gain. Plants to be selected require little to no watering to promote water conservation and fit within the regions typical plant typology. Existing plants along Sossaman will be maintained to limit waste and provide a more developed mature landscape.

Reduced lighting:

Lighting that provides reduced lighting wattage and power consumption that exceeds the minimum design stands of the International Energy Conservation Code. LED lighting make up the majority, if not all, of the lighting fixture types, daylighting design considerations have been provided to limit required lighting during daylight operations.

Mechanical Systems:

HVAC heating and cooling systems exceed the minimum SEER and EER efficiency requirements. PTAC units provide independent make-up air for optimal

functionality on demand controls to limit waste from large roof top make-up air units.

Insulation Ratings:

Roof insulation has been upgraded to provide R-30 min. continuous insulation which exceeds the International Energy Conservation Code minimum of R-25. Wall insulation to be R-19 cavity with R-4 continuous insulation which exceeds the International Energy Conservation Code minimum of R-13 and R-3.8 respectively.

Non-vented Attic:

The attic has been designed so as to not require ventilation and as a result provides a greater envelope efficiency that also provides conditioned air for the 4th floor mechanical, plumbing and fire suppression systems.

Roof Membrane:

Roof membrane to be 60 MIL TPO that is white in color which reduces solar heat gain. System to be UL and ASTM approved.

Busing:

Location is located within 1/4 mile of a planned bus stop along Sossaman Rd, current bus stop serves the Mesa Gateway Airport, providing access to employees, patrons and the public in general. A shuttle service to and from the Mesa Gateway Airport will also be provided. Helping to limit the demand on parking and local traffic.

Biking:

Facility provides a bike storage rack located near the front of the building encouraging cycling to and from the facility.

Parking Spaces Number:

Parking will not exceed the min. required number of parking spaces; this will provide the site with additional landscaping areas. Plans to be adjusted to reflect final required amount. Carpool and electric vehicle parking provide alternative forms of transportation which also provide energy savings.

Exceeds Standards:

Primary Exterior Finish Materials:

Per MZO 11-7-3.5.a, the required number of distinct building materials is 3, building incorporates 5 materials as follows: Stucco, adhered stone veneer, James Hardie board siding, aluminum composite panels and glazing, including storefront glazing.

Maximum Lot Coverage:

Per Table 11-7-3 of the MZO the maximum lot coverage is 90%, this project provides approximately 50,000 sq. ft. of landscaping or approximately 28%

landscaping which provides a total of 72% lot coverage. Exceeds minimum landscaping required by 18%. Additionally, landscaping has been provided throughout the site with the majority being located within view from the public right of way.

Building Setback:

Per Table 11-7-3 of the MZO the minimum setback is 20 ft., this project provides setbacks of the following, 42', 88', 118' and 204' which provides a more open property and better fits the contextual scale of the area.

Great Public Spaces:

Outdoor Meeting Patio:

Public space that can provide an area to gather, wait and socialize with seating, vegetation and screen walls to provide an inviting semi-public/semi-private environment. Flooring to be either stamped concrete or pavers that provide texture and accent colors. Festoon lighting will make the space usable after dusk/sunset.

Pool & Spa:

~3,700 sq. ft. of pool area and pool decking provided. Spa/hot tub will also be provided. Pool facility will be fully ADA accessible with required pool lift and or transfers. Flooring to be either stamped concrete or pavers that provide texture and accent colors. Festoon lighting will make the space usable after dusk/sunset. Pool connects directly to the interior lobby area and interior bar as well as the outdoor access spaces.

Environmental Performance Standards (Item 2):

Site Criteria:

Busing:

Location is located within 1/4 mile of a planned bus stop along Sossaman Rd, current bus stop serves the Mesa Gateway Airport, providing access to employees, patrons and the public in general. A shuttle service to and from the Mesa Gateway Airport will also be provided. Helping to limit the demand on parking and local traffic.

Site Design Criteria:

Biking:

Facility provides a bike storage rack located near the front of the building encouraging cycling to and from the facility.

Low-Emission Vehicle Parking:

Four electrical vehicle parking spaces with charging equipment have been provided. Location of parking spaces is near a building entrance and public access.

Carpool/Vanpool Vehicle Parking:

Four carpool vehicle parking with close proximity to building entrance and public access.

Parking Spaces Number:

Parking will not exceed the min. required number of parking spaces; this will provide the site with additional landscaping areas. Plans to be adjusted to reflect final required amount. Carpool and electric vehicle parking provide alternative forms of transportation which also provide energy savings.

Energy Efficiency:

Building Orientation:

The building has been oriented to provide energy savings especially from Western exposure, shade systems have been designed with the building orientation in mind, see awnings and port-cochere section for more information

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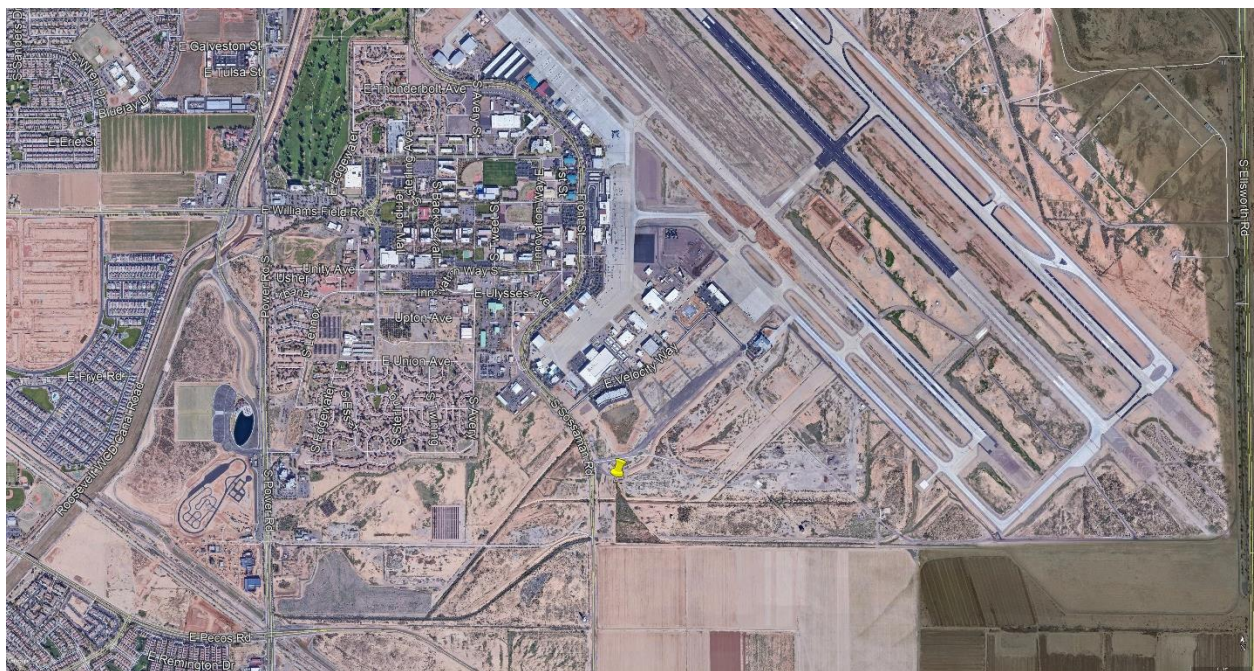
Roof Membrane:

Roof membrane to be 60 MIL TPO that is white in color which reduces solar heat gain. System to be UL and ASTM approved.

Site Analysis

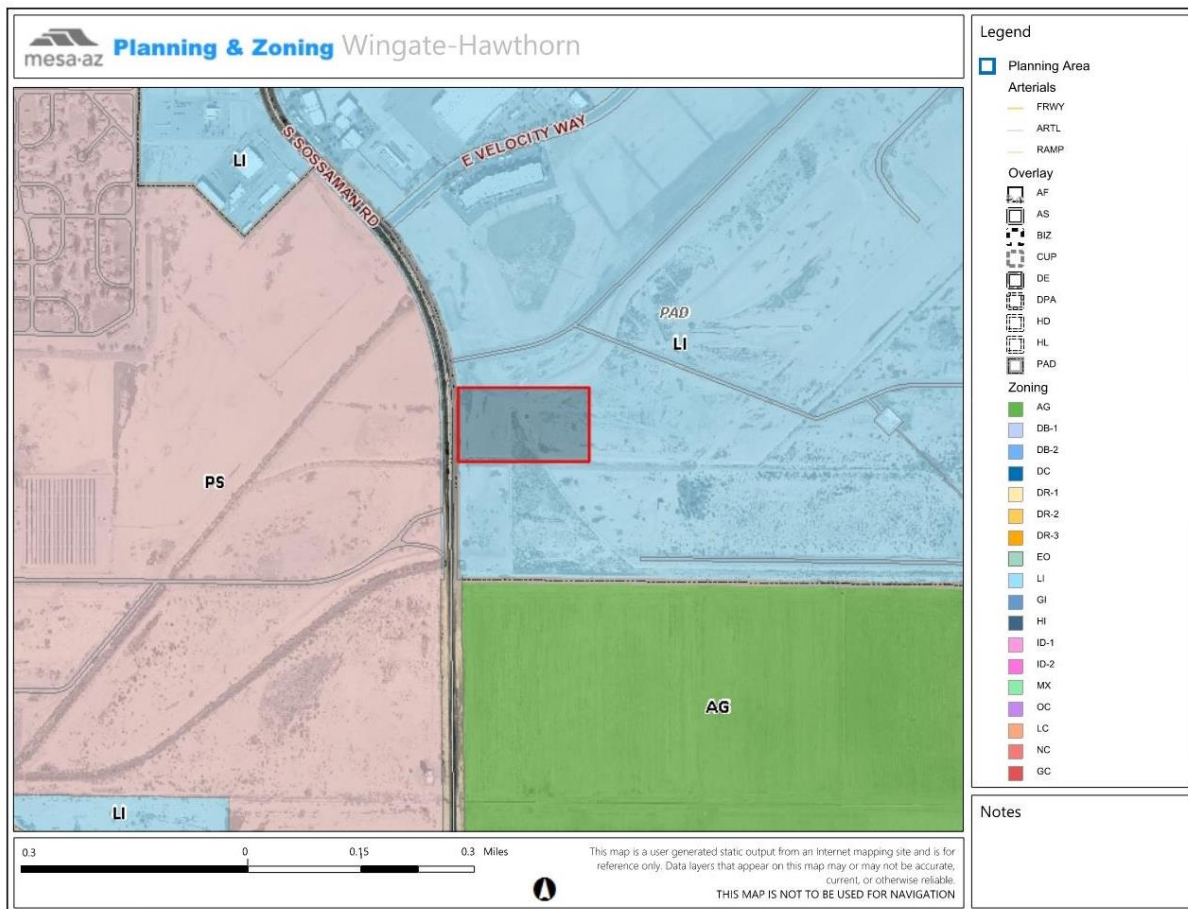
Location:

Situated on 7722 East Velocity Way, Mesa, Arizona 85212, which is located south of the Mesa Gateway Airport and within the approved Skybridge Arizona Business Park. Assessors' number: APN 304-36-002G. Lot size is 178,027.66 sq. ft. or 4.0869 Acres. See pinned location on following site maps:



Zoning:

Project is zoned LI (Light Industrial). Hotel Use is permitted per the City of Mesa ordinances. General planning is indicated as “specialty.” Immediately west is S. Sossaman Road which runs roughly north and south to and from the Phoenix-Mesa Gateway Airport. Adjacent properties are zoned LI except to the west across Sossaman Road which is zoned PS (Public and Semi-Public). Further to the south there is agriculturally zoned land. All adjacent properties are currently vacant. See Mesa city GIS zoning map:



The site is located within the Bonus Intensity Zone Overlay District (BIZ), compliance is demonstrated on page 9.

Existing Hazards:

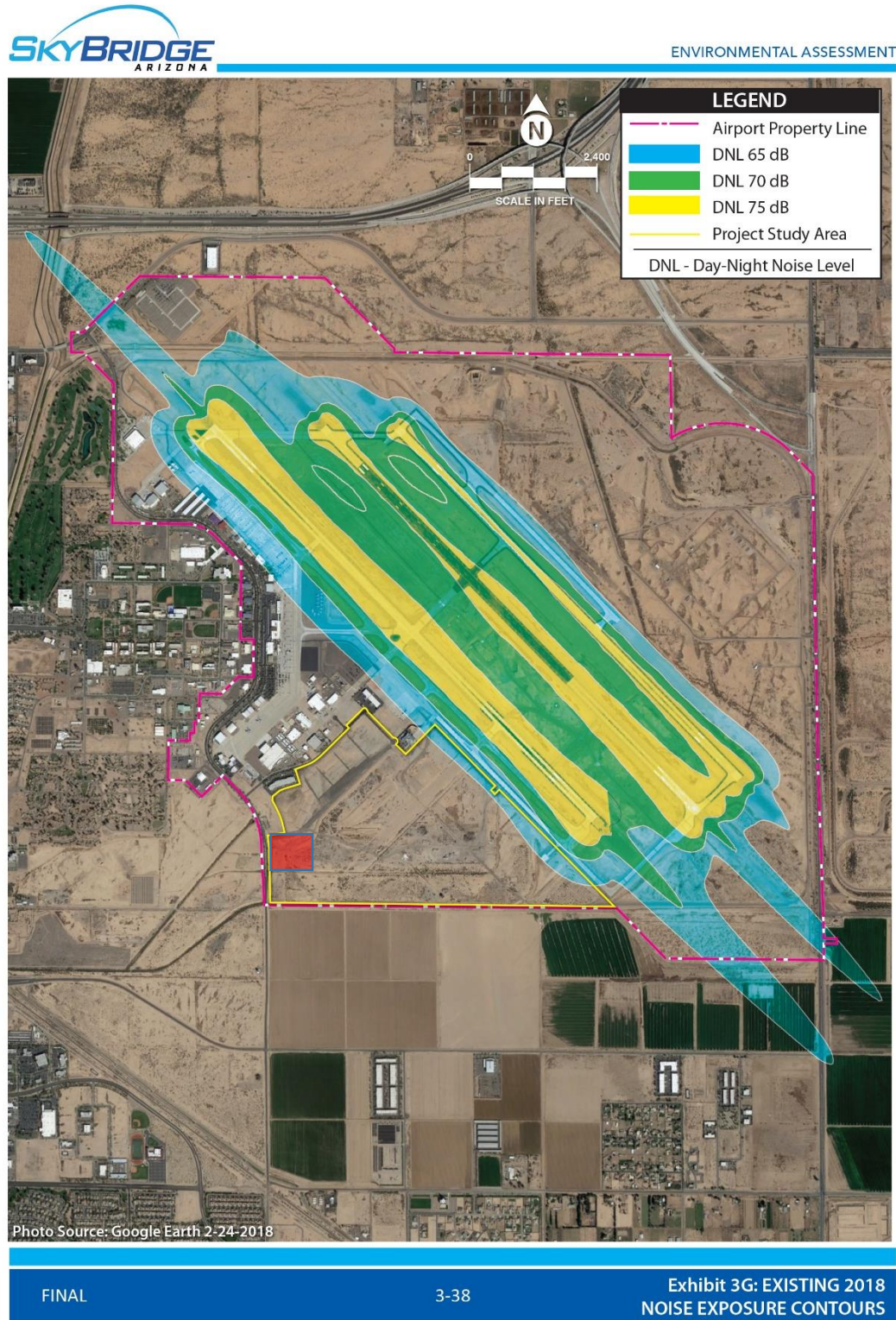
Per the approved Final Environmental Assessment for Proposed Skybridge Arizona Business Park the existing hazards are minimal. As per the attached exhibit some concrete debris and an abandoned fire training building are located on the property. See approved final environmental report and the following existing hazards map for additional information:



Items not within this property's leasing boundaries are to be resolved or addressed at time of future development as applicable.

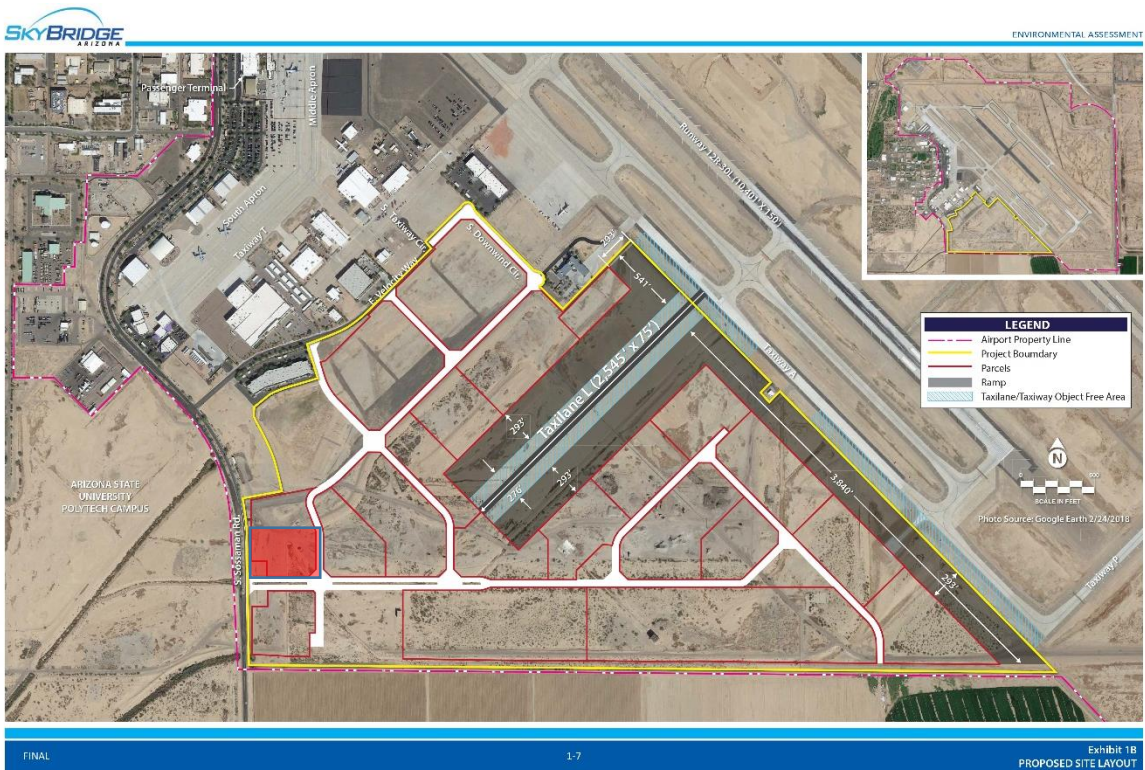
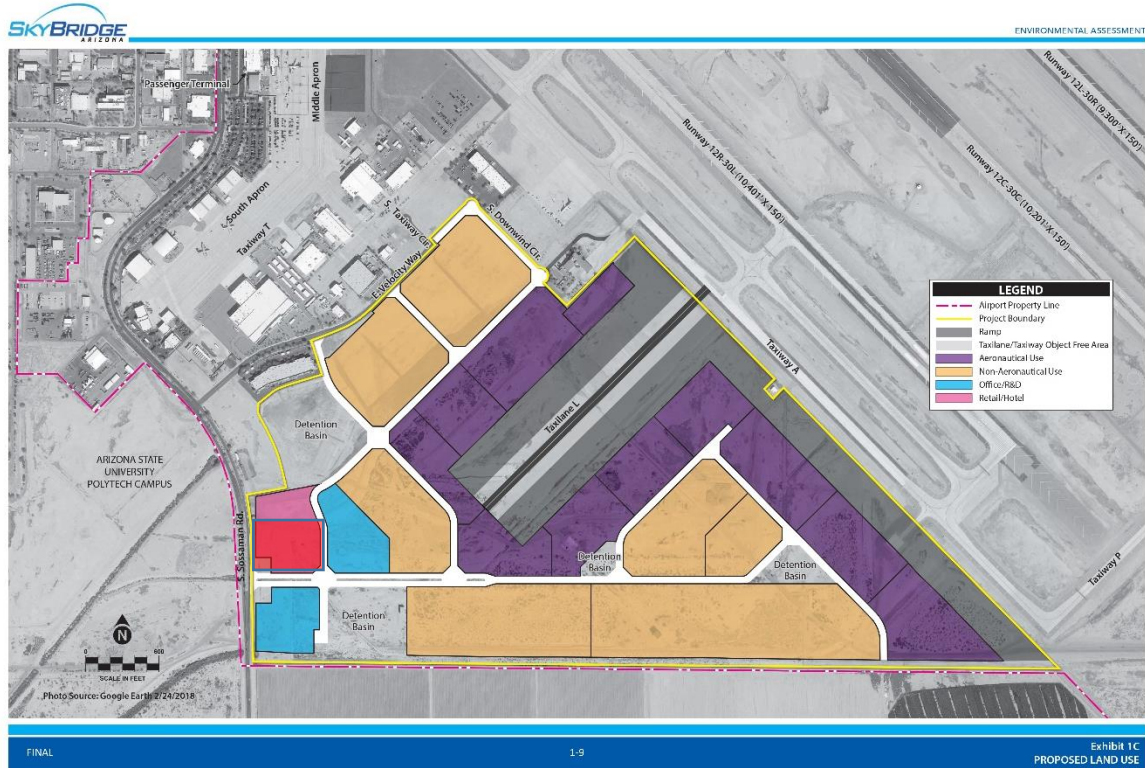
Airport Noise Exposure:

Per the approved Final Environmental Assessment for Proposed Skybridge Arizona Business Park the noise exposure levels are less than 65 dB. See approved final environmental report and the following noise exposure map for additional information:



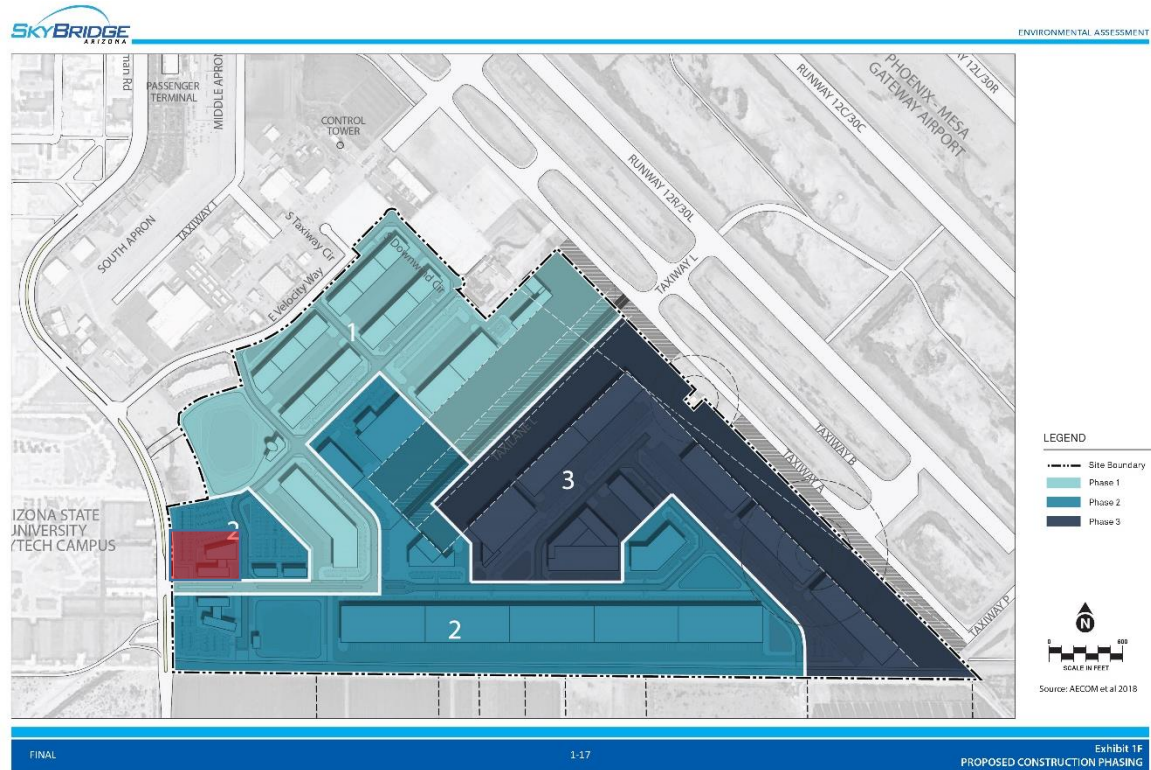
Approved Land Use:

The hotel fits within the approved Retail/Hotel use per Final Environmental Assessment for Proposed Skybridge Arizona Business Park. See the following maps for additional information:



Phasing:

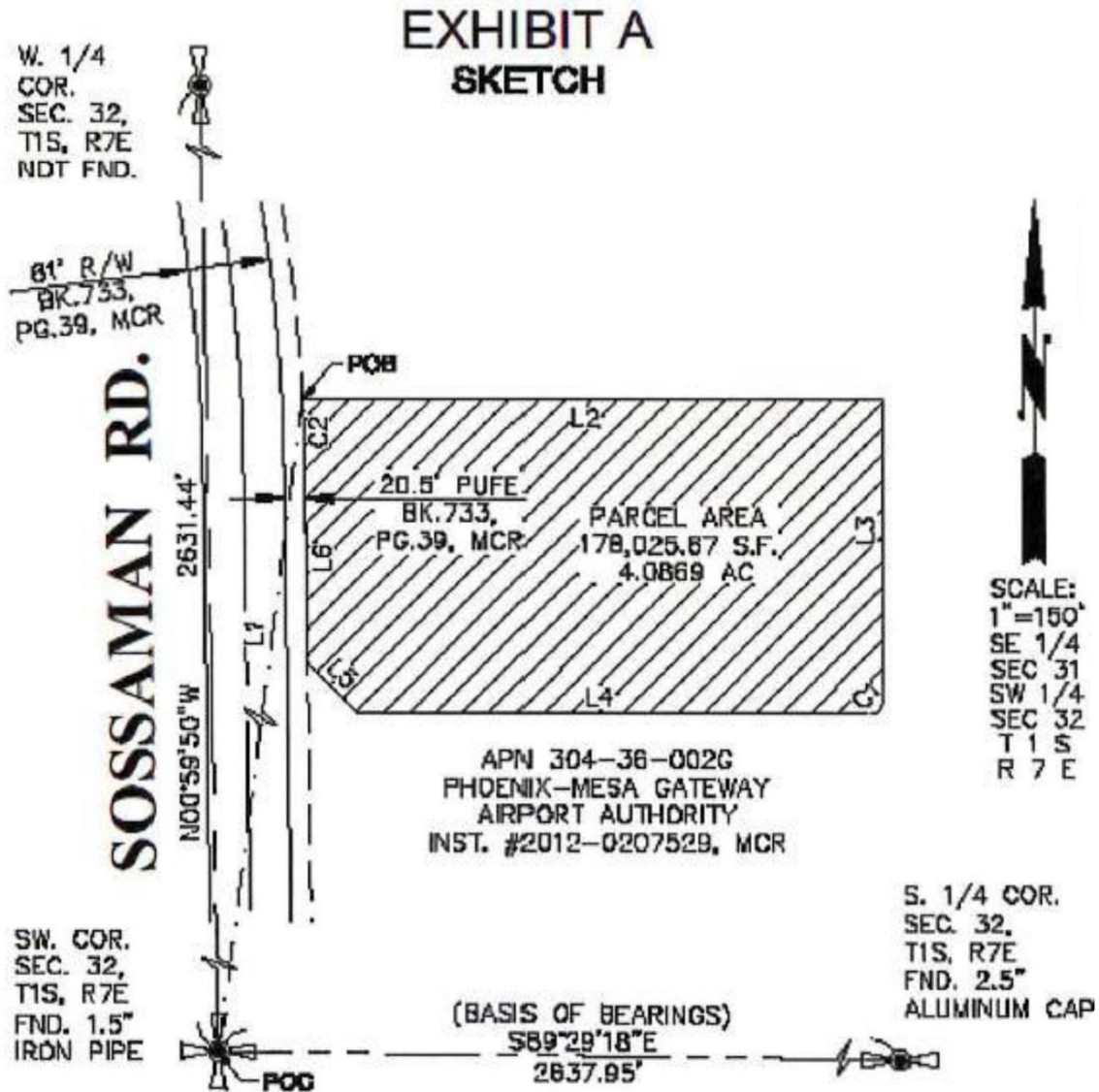
Part of the approved phase 2 of the Final Environmental Assessment for Proposed Skybridge Arizona Business Park. This portion of the phasing is critical as it acts as the first step in expanding logically and systematically to phase 2 and phase 3. See the following map for additional information:



Leasing Boundary:

Property for Wingate-Hawthorn has leasing boundaries per the following Exhibit A:

PROPERTY PLAT



Lease is from the Mesa Gateway Airport Authority as part of the Skybridge Master Planning of the Skybridge Business Park.

Development Standards

Development within the Skybridge Business Park PAD shall comply with the standards of the LI Zoning District or the BIZ overlay district of the City of Mesa Zoning Ordinance (“MZO”), except as modified below. If this section is absent or void of a development standard, the requirements of the MZO is to govern.

DEVELOPMENT STANDARDS		
Standard	LI Requirement	Requested Standard
Building Form and Location		
Maximum height	40 feet	60 feet
Supplemental Standards		
Materials & Colors (per 11-7-3.B(1).5.a)	To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.	Planning staff has requested that we seek alternative compliance as the proposed elevation material alternative is more aesthetically harmonious and complimentary to the overall design.
Materials & Colors (per 11-7-3.B(1).5.b)	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.	Planning staff has requested that we seek alternative compliance as the proposed elevation material ratio alternative is more aesthetically harmonious and complimentary to the overall design.
Screening of Roof-Mounted Equipment (per 11-30-9.A.1)	The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment.	Mechanical units will be located behind parapets or other architectural features that conceal the equipment from eye level view within 400 feet of the building's exterior walls.***
Required Landscape Yards (per 11-33-3.B.2.a)	Width. Non-single residence uses adjacent to non-residential district and/or uses shall provide a 15-foot landscape yard.	Not required along north property line where shared paved parking & access is located**
Retention Basin Landscaping (per 11-33-6.G)	Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom).	No planted landscaping is required in the retention basin, i.e., slope, top and bottom.*

Foundation Base (per 11-33-5.A.1)	Minimum 15-foot-wide foundation base	Minimum 10-foot-wide foundation base along front of building and or allow for outdoor meeting patio to be counted towards foundation base requirement.
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* To prevent imminent waste of planted landscaping as retention basin is temporary and will be removed/relocated with future development.

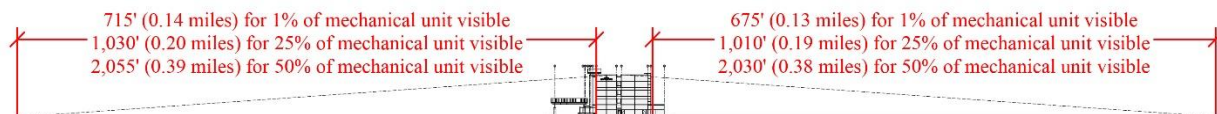
** Refer to architectural site plan or civil plans for shared parking location along north property line.

*** See following line of sight study

Line of Sight to Mechanical Equipment:



Front/Rear Elevation – Line of Sight



Left/Right Elevation – Line of Sight

General Note:

Only worst-case scenario mechanical unit locations are analyzed, the majority of the mechanical units will be entirely screened behind parapets and roof structures. Additionally unit may only be visible from certain directions as the lowest point of parapets are often short horizontal distances

Conclusion

The proposed Wingate-Hawthorn dual brand hotel meets all the ordinances and guidelines for the LI Zoning District, BIZ overlay district and the Mesa Zoning Ordinances (permitted the requested development standards are approved). The design reflects and complies with the goals set forth by the city of Mesa in the General Plan, Gateway Strategic Development Plan and the Design Guidelines.

This project will provide a superior quality with future phasing and growth. In addition, this is one of the first steps in facilitating logical planned growth to undeveloped land approved for development in the Skybridge Business Park. The development fits the existing and future design contexts while providing growth to the local economy and Mesa Gateway Airport infrastructure. The amenities and benefits to the local residents and business community are numerous and act as a natural extension of Mesa City.