

**EUTHENICS
ARCHITECTURE**



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June 3, 2014

**Broadway 101 Commerce Park – Phase 3
Design Narrative**

Broadway 101 Commerce Park is a planned multi-tenant business / industrial park offering lease space for a variety of office, retail, storage and light industrial users located on the NWC of Dobson and Broadway roads. With the success of the previous phases, we are now submitting for a Design Review application for a portion of land that was shown as future development on the approved site plan. The proposed development is being planned to create a cohesive design within the Broadway Commerce Park.

The project consist of two buildings totaling approximately 211,505 s.f. of building space which will be compatible with the existing buildings and uses constructed in phase 1 and phase 2. The buildings will front onto the existing private drive that connects the Broadway 101 Commerce Park to Dobson Road. This phase proposes an entry feature similar to the Broadway Entry at Valencia which will create the cohesion of the Broadway 101 Commerce Park. Additionally, the building will be designed utilizing the Architectural themes and colors established in the previous phases with subtle changes to provide enhancements to the buildings that front the public right of way along Dobson Road. The entries will be recessed and offset features provided along the Dobson Frontage and Private drives to provide four sided Architecture.

The site plan for this portion proposes a 31%+/- coverage which is less intensive than the previous phases. The site has been planned for surface retention to meet the City requirements which as a result increases the distance the buildings setback from Dobson Road and is developed with landscaping and retention basin with natural forming and berms proposed.

The buildings have an East / West orientation which places the truck court areas on the North side of building 1 and on the South side of building 2. To screen these areas from the public view we have proposed an 8'-8" +/- masonry screen walls with offsets along the Dobson frontage. Parking has been proposed at building frontages and sides which is consistent with previous phases and can accommodate approximately 20% +/- office build out with the remaining space calculated for warehouse and industrial uses.

The buildings will be constructed of tilt up concrete wall panels with architectural reveals and multi-color paint scheme that will be consistent with Broadway 101 Commerce Park. Building entries will be spaced to accommodate potential division and treated with features similar to previous phases with vertical offset elements, recessed glazing and punched window openings. Building 1, will be approximately 39'-2" at the roof line and building 2 will be approximately 31'-3" at the roof line. Site will be developed with foundation base landscaping, retention, parking, and access to meet zoning and building code requirements.

This submittal consist of three elements as outlined in the pre-submittal conference. DRB approval for building, elevations, landscaping and Site, Planning and Zoning submittal for Site plan approval and PAD for Site Plan / zoning approval. As a part of the PAD approval we request approval for the following:

- Regarding Site Plan Approval - Request approval of proposed development to be consistent with the attached site plan.
- Regarding offset islands in parking lots - Request approval of diamond shaped landscape islands in lieu of offset islands to be consistent with previous phases.
- Regarding SRP Electrical Easement along north property line – we request minimal landscape as proposed on the site plan adjacent to parking and refuse only. Easement is to provide access from existing drive at northeast corner to sub-station and maintenance of overhead lines across the north portion of the site.

Please let me know if you have any questions during your review of our request / submittal.

Sincerely,

Stephen M. Krager
Euthenics Architecture
(602) 252-5606

Cc: Kenn Francis, PRA / LB llc
Tod Thorpe, PRA / LB llc
Tom Steimel, TL Steimel & Assoc.

PROJECT INFORMATION:

PROJECT ADDRESS: INTERSECTION CORNER OF BROADWAY AND DORSON ROADS - MESA, ARIZONA
 APPLICATION SUBMITTED FOR ADDRESS ASSIGNMENT

PROJECT DESCRIPTION:
 PROPOSED DEVELOPMENT WITH (2) ONE STORY INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 211,505 S.F. ON THE REMAINING PORTION OF LAND (APPROX. 115,495 AC) OF THE BROADWAY 101 COMMERCE PARK. PROPOSED BUILDINGS TO BE SIMILAR TO THE FIRST TWO PHASES WITH BUILDINGS ORIENTED TO FRONT ON THE PRIVATE DRIVE THAT CUTS THROUGH THE SITE WITH ACCESS ONTO DORSON ROAD. THE SOUTHERN BUILDING TO HAVE ACCESS PROPOSED DEVELOPMENT TO THE SOUTH WHICH IS UNDER SEPARATE SUBMITTAL AND REVIEW. SEE PLAN REQUIRES CONCEPTS TO PHO AND WILL BE DEVELOPED WITH LANDSCAPE, PARKING AND RETENTION TO MEET CITY ORDINANCE REQUIREMENTS.

LEGAL DESCRIPTION:
 LOT 7, BROADWAY 101 COMMERCE PARK, PHASE II, ACCORDING TO THE PLAN RECORDED IN BOOK 888 OF MAPS, PAGE 44, AND THE APPOINTMENT OF CONVEYANCE, RECORDED IN RECORD BOOK NO. 2058-00044, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NUMBER: 134-07-017 QUARTER SECTION: 3-0
 ZONING: I-1-PHO
 SITE AREA: NET AREA: 87,843 S.F. ± (1.98 AC)
 GROSS AREA: 743,891 S.F. ± (17.07 AC)

BUILDING AREA:
 BUILDING 1: 147,670 S.F. ±
 BUILDING 2: 63,835 S.F. ±
 TOTAL BUILDING AREA: 211,505 S.F. ±

COVERAGE: 211,505 S.F. / 87,843 S.F. = 241.8 %
 CONSTRUCTION TYPE: 10-41ES (PROPOSED - UNLIMITED AREA CATEGORY)
 OCCUPANCY: B / F1 / S1 (BUSINESS / PRODUCTION / STORAGE)
 SHELL BUILDINGS - NO OCCUPANT LOAD

PARKING REQUIREMENTS:

Building	Office Area (S.F.)	Warehouse Area (S.F.)	Production/Storage Area (S.F.)	Required Spaces	Provided Spaces
Building 1 (147,670 S.F. with 300 offices)	147,670	0	0	79	132
Building 2 (63,835 S.F. with 100 offices)	63,835	0	0	211	262
Total Required				290	394

ADDITIONAL NOTES:
 - 7 SPACES ACCESSIBLE PARKING SPACES REQUIRED / PROVIDED
 - BUILDING 1 (KLEIN S.F. ± WITH 300 OFFICES)
 OFFICE AREA: 12,700 S.F. ± / 375 S.F. = 34 SPACES
 WAREHOUSE AREA: 31,200 S.F. ± / 400 S.F. = 57 SPACES
 TOTAL PARKING REQUIRED (BUILDING 1): 91 SPACES
 TOTAL PARKING PROVIDED: 175 SPACES**
 ACCESSIBLE PARKING SPACES REQUIRED / PROVIDED: 6 SPACES
 ** TYPICAL PARKING SPACES 8'-0" x 18'

PROJECT TEAM

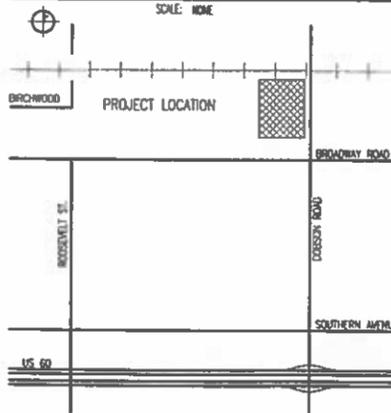
OWNER REPRESENTATIVE:
 PRA / LB 11c
 4340 CASH BROWN SCHOOL ROAD
 SUITE 21-407
 PHOENIX, ARIZONA 85016
 CONTACT: BOB STEWART
 VOICE (602) 254-3771
 FAX (602) 254-3777

ARCHITECT:
 FURNACE ARCHITECTURE AND INTERIORS
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 PHOENIX, ARIZONA 85012
 CONTACT: STEPHEN R. KRAEGER
 VOICE (602) 252-0808
 FAX (602) 252-0807

LANDSCAPE ARCHITECT:
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 1000 WEST WILLOW DRIVE
 PHOENIX, ARIZONA 85013
 VOICE (602) 988-4500
 CONTACT: STEPHEN PARSONS

CIVIL ENGINEER:
 CALVIN DESIGN GROUP
 2400 3RD STREET
 SUITE 640
 CHANDLER, AZ 84807
 CONTACT: KEVIN PERRY
 VOICE (415) 286-2422
 FAX (415) 224-0522

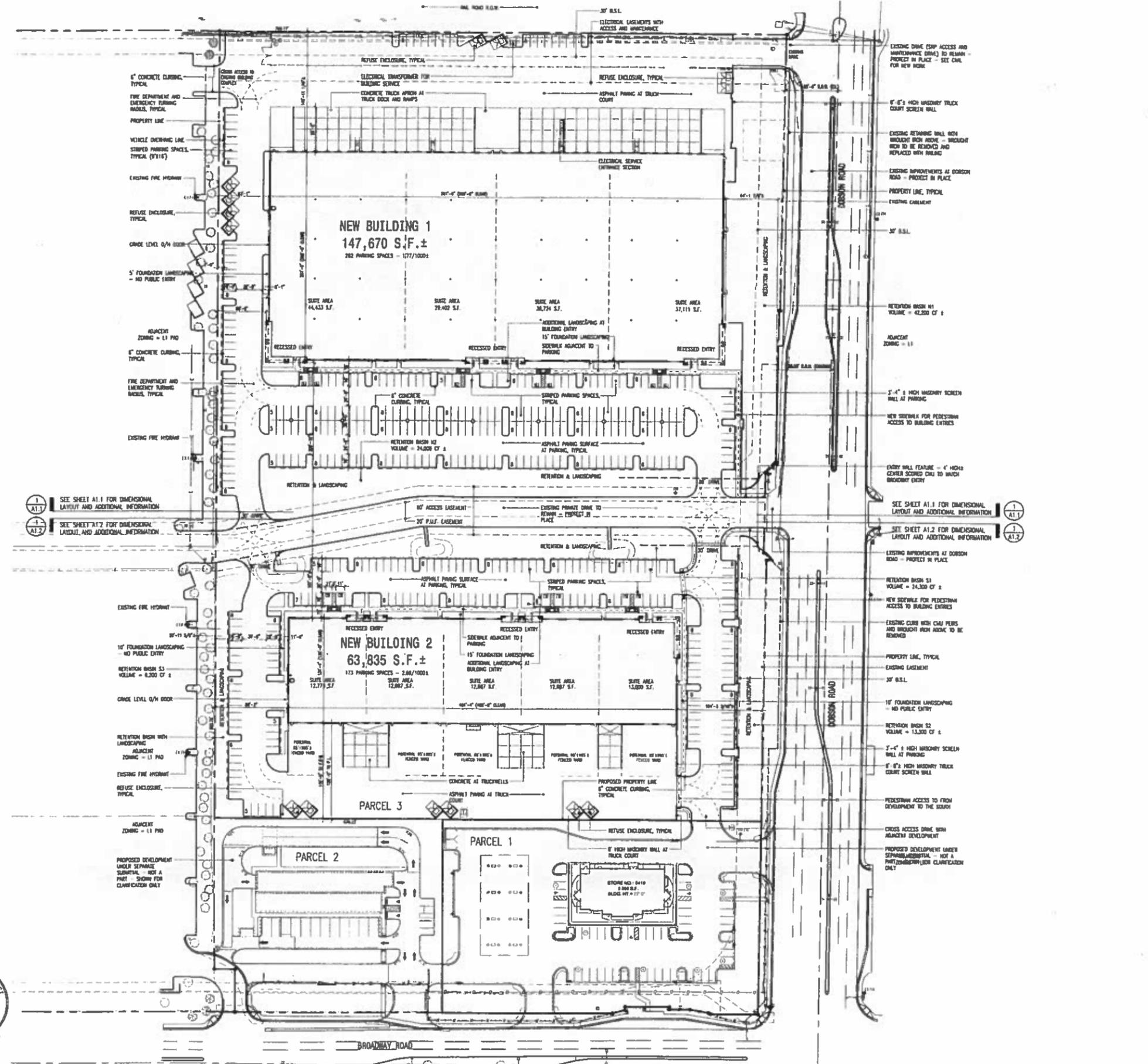
VICINITY MAP



Schematic Site Plan



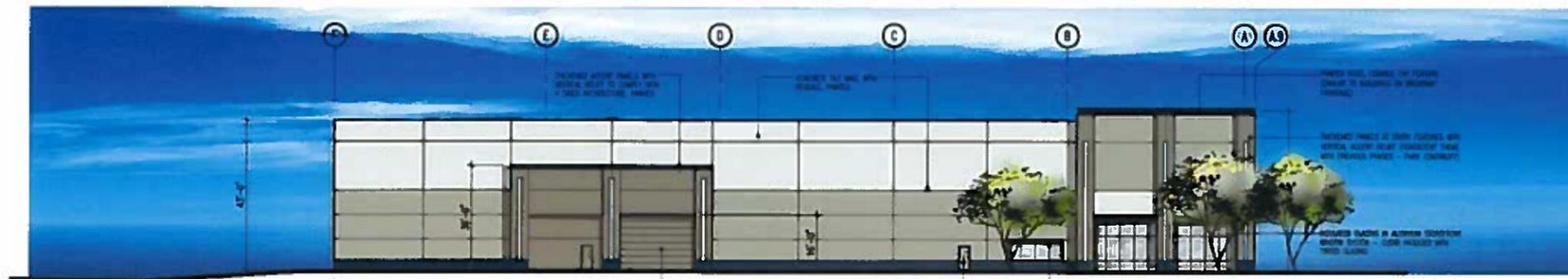
6-3-2014



SEE SHEET A1.1 FOR DIMENSIONAL LAYOUT AND ADDITIONAL INFORMATION
 SEE SHEET A1.2 FOR DIMENSIONAL LAYOUT AND ADDITIONAL INFORMATION

SEE SHEET A1.1 FOR DIMENSIONAL LAYOUT AND ADDITIONAL INFORMATION
 SEE SHEET A1.2 FOR DIMENSIONAL LAYOUT AND ADDITIONAL INFORMATION





West Elevation



North Elevation



East Elevation (Dobson Frontage)

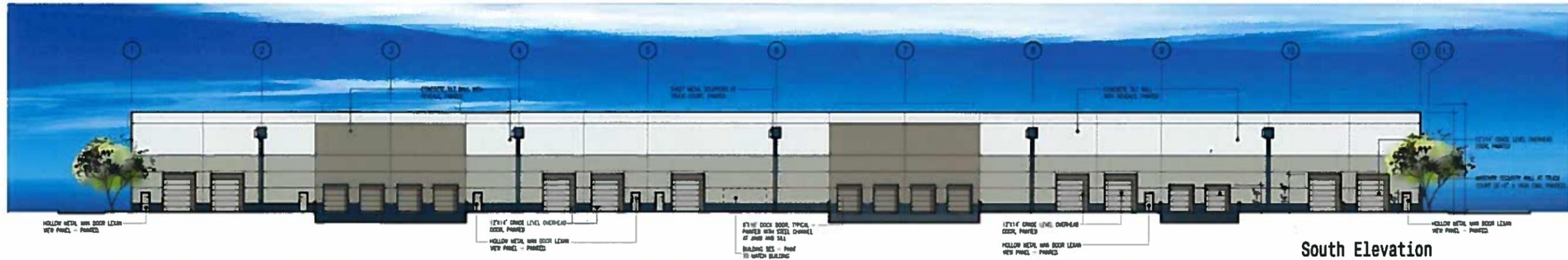


South Elevation

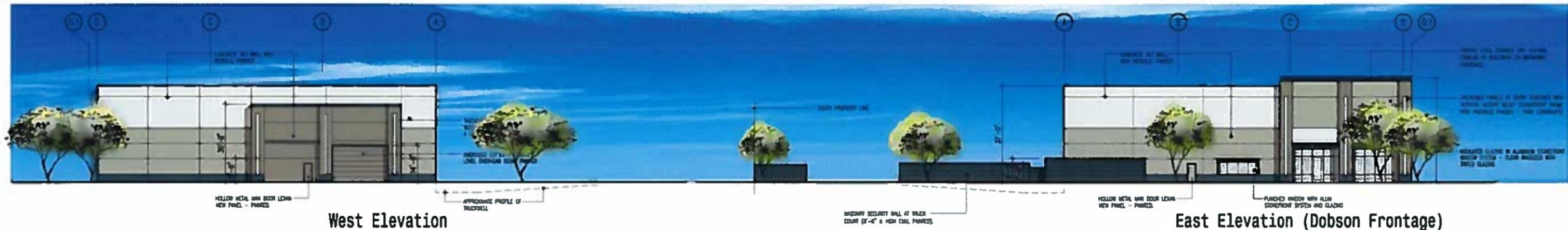
Schematic Exterior Elevations - Building 1



5-28-2014



South Elevation



West Elevation

East Elevation (Dobson Frontage)



North Elevation






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